

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



211B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 4, 2013

SUBJECT: Ordinance No. 348.4756 – Establishing a Zoning Overlay in the Lower Coachella Valley Zoning District

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** the **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42582** based upon the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **ADOPT ORDINANCE NO. 348.4756** at the close of the public hearing as recommended by the Planning Commission.

Departmental Concurrence

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials: CSL: ar
(Continued On Attached Page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:
	Annual Net County Cost:	\$ 0	For Fiscal Year:

SOURCE OF FUNDS: There are no General Funds used in this project.	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY *Tina Grande*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and that the above Ordinance is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: May 14, 2013
xc: Planning, Co.Co., MC, COB(2)

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

Deputy

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

Prev. Agn. Ref. 3.96 on 8-28-12 | **District:** 4th/4th | **Agenda Number:**

16-2

BACKGROUND:

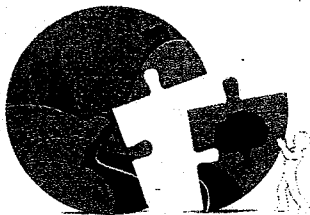
The proliferation of substandard, unpermitted mobilehome parks in the Lower Coachella Valley is a public health, safety and welfare concern. Often times, these “mobilehome parks” are not parks wherein spaces are rented or held out for lease but are in fact, parks in which multiple members and generations of one family jointly own the lot and family members live in multiple mobilehome units on the lot without permits. The Transportation and Land Management Agency (TLMA) has identified approximately seventeen (17) properties in this region that do not meet basic code requirements intended to protect the public health, safety, and welfare of residents of the County. The number of mobilehome units on each of the lots range from 5 to 20 units and each lot contains multiple health and safety concerns. The County of Riverside is unable to issue permits for basic health and safety concerns, such as electrical, sanitation, water, fire, and access due to the unpermitted land uses that occur on the identified lots.

Given Riverside County’s growing population, the housing crisis, the current countywide economic downturn, and the need for accessible low income housing, especially in the agricultural areas of the Lower Coachella Valley, there is a need for an overlay zone to address the substandard conditions of these lots so as to ensure that the existing mobilehomes meet basic health and safety standards while recognizing the agricultural and communal lifestyle of residents of the Coachella Valley.

The Planning Department, in conjunction with County Counsel, the Department of Building & Safety, and the Code Enforcement Department propose to amend Ordinance No. 348 to establish a zoning overlay in the Lower Coachella Valley Zoning District and Eastern Coachella Valley Area Plan that will only affect the properties identified in the zoning overlay. The zoning overlay will set forth basic requirements, such as all owners of the lot must be listed on the deed; at least two of the owners must reside on the lot; and no mobilehome unit on the lot can be held out for rent or lease. The zoning overlay will allow, with building permits, a certain number of mobilehomes contained on the lots, specified in the zoning overlay, to be permitted under their current zone and will provide for permits and procedures in which the public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access can be resolved through the permit process and procedures. The intent of the zoning overlay is to allow a specified number of existing mobilehome units to remain on the lots identified in their current zone and authorize these units as legally zoned for a temporary period of time. This will allow the residents to apply for and obtain the necessary permits to rectify the public safety and welfare concerns that pertain to these lots.

Ordinance No. 348.4756 was initiated by the Board of Supervisors on August 28, 2012 (agenda item 3.96).

Ordinance No. 348.4756 was approved by the Planning Commission and recommended for adoption by the Board of Supervisors based upon the findings and conclusions in the Planning Department Staff Report attached hereto and incorporated herein by reference.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

5/16/13 Date KL Initial

- 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.

Ordinance No. 348.4756
Project Title/Case Numbers

Dam Rush (951) 955-6646
County Contact Person Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside 4080 Lemon Street, 12th Floor, Riverside, Ca 92502
Project Applicant Address

Eastern Coachella Valley Area Plan (ECVAP)/4th Supervisorial District/Lower Coachella Valley Zoning District
Project Location

The proposed project intends to amend County Ordinance No. 348 in order to establish an overlay zone throughout the Eastern Coachella Valley Area Plan (ECVAP). The purpose of the overlay zone will be to provide a limited amount of time for existing and non-conforming housing units to come into code compliance. These units are currently unpermitted and there are no opportunities under Federal, State, or Local Ordinances or Regulations that would allow these units to exist due to the unique nature of the housing situation. The Project is generally located within the Eastern Coachella Valley Area Plan and the Lower Coachella Valley Zoning District. The identified sites are bisected by State Route (SR) 86 and are generally bounded by Avenue 52 to the north and Avenue 80 to the south.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 5/14/13, and has made the following determinations regarding that project:

- The project WILL NOT have a significant effect on the environment.
- A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
- Mitigation measures WERE NOT made a condition of the approval of the project.
- A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
- A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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] Signature Principal Planner Title Board Assistant 5/14/13 Date

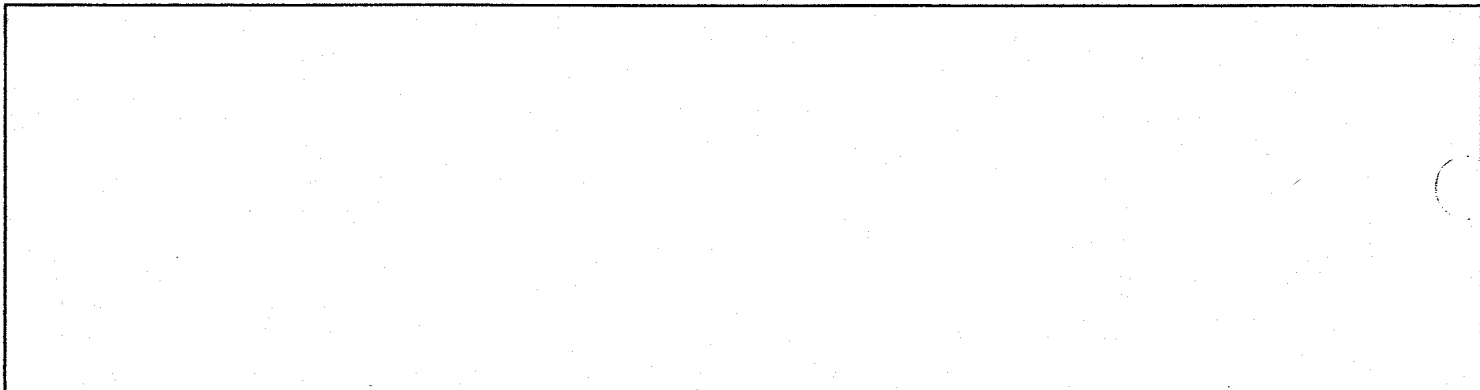
Date Received for Filing and Posting at OPR: _____

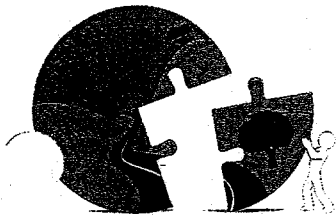
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revised 3/04/2013
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Please charge deposit fee case#: ZRCZ00MH ZCFG

FOR COUNTY CLERK'S USE ONLY

MAY 14 2013 16-2





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Ordinance No. 348.4756

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Principal Planner Date: March 20, 2013

Applicant/Project Sponsor: County of Riverside Date Submitted: February 25, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *[Signature]* Date: 5/14/13

The 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 Adam Rush at (951) 955-6646

Revised: 03/04/2013
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZRCZ00MH ZCFG

MAY 14 2013 *16-2*

FOR COUNTY CLERK'S USE ONLY

1 ORDINANCE NO. 348.4756

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Section 19.800 is added to Article XIX of Ordinance No. 348 to read as
8 follows:

9 "Section 19.800. Coachella Valley Multiple Owners Mobilehome Housing
10 Overlay Zone.

11 a. FINDINGS. The Board of Supervisors finds that the proliferation of
12 substandard, un-permitted mobilehome parks in the Coachella Valley is a
13 public health, safety and welfare concern. Often times, these substandard
14 un-permitted mobilehome parks are not parks wherein spaces are rented or
15 held out for lease but are in fact, only lots in which multiple members of
16 one family jointly own the lot and family members live in multiple
17 mobilehome units on the lot. Given Riverside County's growing
18 population, the housing crisis, the current countywide economic downturn,
19 and the need for accessible low income housing, especially in the
20 agricultural areas of the Coachella Valley, the County finds the need for
21 an overlay zone in the Coachella Valley to address the substandard
22 conditions of these mobilehome parks so as to ensure that the existing
23 parks meet basic health and safety standards while recognizing the
24 agricultural and communal lifestyle of families of the Coachella Valley.
25 The Economic Development Agency, with the assistance of the Code
26 Enforcement Department surveyed the Coachella Valley and identified
27 seventeen (17) existing substandard, un-permitted mobilehome parks in
28

1 which multiple members of one family jointly own the lot and owners live
2 in groupings of multiple mobilehome units on the lot.

3 b. PURPOSE. The purpose of the Coachella Valley Multiple Owners
4 Mobilehome Housing Overlay Zone is to allow multiple mobilehomes as a
5 permitted use on the lots identified in this section subject to strict
6 compliance with the general requirements, development standards, and
7 conditions of this section, to provide standards that address unique
8 housing concerns in the Coachella Valley, and to provide adequate
9 provisions to assure protection of the health, safety and welfare of all
10 residents on the lots identified in this overlay zone, to meet the basic
11 safety standards for public health and welfare concerns for all residents, as
12 well as ensuring compatibility with adjacent uses in the zones.

13 c. AUTHORITY. The Coachella Valley Multiple Owners Mobilehome
14 Housing Overlay Zone is adopted pursuant to the County's general police
15 power and pursuant to the authority of Health & Safety Code section
16 18300, subdivision (g).

17 d. APPLICABILITY.

18 (1) The Coachella Valley Multiple Owners Mobilehome Housing
19 Overlay Zone is adopted and may be amended by the Board of
20 Supervisors, as necessary to include any issue that is not addressed
21 in this section, and adversely affects the public health, safety, and
22 welfare of the residents in the overlay zone.

23 (2) The Coachella Valley Multiple Owners Mobilehome Housing
24 Overlay zone shall be limited to the existing groupings of
25 mobilehomes on the following lots as identified by assessor's
26 parcel numbers:

27 755-180-010, 763-230-007, 763-170-018, 755-161-004, 749-060-
28 021, 729-130-020, 757-230-003, 755-231-001, 751-080-011, 757-

1 110-005, 749-190-010, 749-260-009, 755-231-016, 755-231-015,
2 757-231-015, 757-260-008, 757-260-018.

3 (3) This section outlines criteria for multiple owners. No expansion of
4 existing facilities will be considered. No additional lots shall be
5 added into the Coachella Valley Multiple Owners Mobilehome
6 Housing Overlay zone.

7 (4) The allowance of multiple mobilehomes as a permitted use on the
8 lots identified in this overlay zone does not create a subdivision
9 under the Subdivision Map Act. The spaces within the lot may not
10 be sold as a separate unit unless the lot is subdivided pursuant to
11 all applicable laws and local ordinances.

12 (5) In the event there is a need for any resident of any lot identified in
13 this overlay zone to be relocated, the owners of the lot shall be
14 responsible for any relocation costs and notices.

15 e. DEFINITIONS. As used in this section, the following terms shall have
16 the following meanings:

17 (1) Space. The site within the lot intended, designed, or used for the
18 location or accommodation of a mobilehome and any accessory
19 structures or appurtenances attached thereto or used in conjunction
20 therewith.

21 f. GENERAL REQUIREMENTS. The Coachella Valley Multiple Owners
22 Mobilehome Housing Overlay Zone applies to the lots identified in subsection d.(2) so
23 long as all the following general requirements are met:

24 (1) The lot is zoned A-1-10, R-A-20, W-2, A-2-10, A-2-20, MS-C, or
25 C-P-S.

26 (2) The lot must be jointly owned by multiple owners and all owners
27 must be listed on the deed.
28

1 (3) A minimum of two owners, identified on the deed, must live in
2 mobilehome units on the lot at all times.

3 (4) None of the mobilehome units on the lot can be rented or leased, or
4 held out for rent or lease.

5 g. DEVELOPMENT STANDARDS. In order to maintain a safe, clean,
6 orderly, and sanitary environment for all residents of the lots identified in
7 this overlay zone, all of the following development standards will apply:

8 (1) UNIT SIZE. Each mobilehome unit shall have a minimum floor
9 living area of 450 square feet excluding patios, porches, garages,
10 and similar structures.

11 (2) INSTALLATION. Each mobile home shall be installed per
12 manufacturer's specifications on approved piers. No permanent
13 foundations shall be allowed except as required by the applicable
14 flood control district.

15 (3) MINIMUM SIZE OF SPACE. The minimum size of each space
16 within the lot shall be 2500 square feet. Each space shall have a
17 minimum width of thirty (30) feet and a minimum depth of eighty
18 (80) feet.

19 (4) SPACE OCCUPANCY. Each space within the lot shall
20 accommodate only one (1) mobilehome unit.

21 (5) OPAQUE SKIRT. Unless a permanent foundation is required by
22 the applicable flood control district, the area between the ground
23 level and the floor level of each mobilehome unit shall be screened
24 by an opaque skirt.

25 (6) SPACE COVERAGE. The occupied area of each space within the
26 lot, consisting of the mobilehome unit, and all attached accessory
27 structures including, but not limited to awnings, stairways, and
28 ramps, shall not exceed seventy-five (75) percent of the space area.

1 The occupied area of the space shall be determined as if viewed
2 from overhead looking directly down on the lot.

3 (7) OUTSIDE STORAGE. No outside storage will be permitted on
4 lots within the overlay zone.

5 (8) PERIMETER SPACE CLEARANCE. There will be a minimum
6 six (6) feet separation clearance between all structures on the lot.

7 (9) SETBACKS. There will be a minimum twenty (20) feet
8 separation clearance between all mobilehomes on the lot.

9 (10) PERIMETER SETBACKS. The perimeter of the lot shall have a
10 minimum common area of a twenty foot setback along all
11 adjoining boundary streets and a fifteen foot side and rear setback
12 along all exterior property lines.

13 (11) UTILITIES. Each mobilehome unit shall have separate utility
14 services and connections with the exception of sub-surface sewage
15 disposal systems.

16 i. If propane is used, the propane tank must be installed
17 complying with the setback provisions of the California
18 Fire Code. The maximum allowed propane tank size is a
19 250 gallon tank.

20 ii. Electrical meter banks may be allowed subject to written
21 approval by the local electrical provider.

22 (12) WALLS AND FENCES. A chain link fence, a minimum of six
23 feet in height, shall be erected along the perimeter of the lot and
24 screened by appropriate landscaping, or other similar material, as
25 approved by the Planning Director. A chain link fence, or other
26 similar material, a minimum of three feet in height shall be erected
27 between each space within the lot. Landscaping, as approved by
28 the Planning Director, may be used in lieu of the interior chain link

fences. All landscaping will need to be in compliance with Ordinance No. 859.

(13) VEHICLE PARKING. An impervious surface shall be placed immediately adjacent to each mobilehome to provide off-street parking for two vehicles per mobilehome unit.

(14) ACCESS. Each mobilehome unit within the lot shall be located no further than 450 feet from a publicly dedicated and maintained road. Each mobilehome unit located within the lot shall be served by an all-weather access road, such as Class-2 base, or an acceptable material at the discretion of the Fire Marshall, capable of supporting emergency vehicles. All lot roadways shall have a minimum of twenty (20) feet of clear and unobstructed access to a public thoroughfare.

(15) WELLS. Each mobilehome unit shall have running water. Each mobilehome unit served by water well shall meet the minimum water well production requirements of Ordinance No. 682.

(16) FIRE PROTECTION WATER SUPPLIES. A water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the California Fire Code and be subject to approval of the Fire Marshall.

(17) DEPARTMENT APPROVALS. Approval from the Riverside County Environmental Health Department is required for all mobilehome units utilizing a septic system or well.

h. CONDITIONS. Each lot in the overlay zone shall be subject to such conditions as are necessary to assure compliance with this ordinance and any other provision of law, including without limitation, the following:

- (1) The spaces within the lot may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.
- (2) There must be multiple owners that own the lot and all owners must be listed on the deed.
- (3) A minimum of two owners, identified on the deed, must live in mobilehome units on the lot at all times.
- (4) None of the mobilehome units on the lot can be rented or leased, or held out for rent or lease.
- (5) The owners shall notify the Planning Director of any change in ownership of the lot within thirty (30) days of such change. When a change of ownership of the lot occurs that results in the mobilehome park no longer meeting the conditions of the Coachella Valley Multiple Owners Mobilehome Housing Overlay, the property will no longer be eligible to be in the Coachella Valley Multiple Owners Mobilehome Housing Overlay and all provisions of this ordinance shall apply to the lot.
- (6) Each year the owners of the lot shall provide written certification of continued compliance with the general requirements, development standards and conditions of the overlay zone, including the occupancy restrictions. The written certification shall identify all owners of the lot and identify which owners reside on the lot and shall be provided to the Planning Director on or before January 15 of each year.
- (7) A covenant with respect to the occupancy requirements of this ordinance, in the form and content approved by County Counsel, shall be executed by all owners of the lot and shall be recorded.

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i. VIOLATIONS AND PENALTIES.

- (1) All property owners within the Coachella Valley Multiple Owners Mobilehome Housing Overlay zone boundary shall be responsible for complying with the provisions of this section within five (5) years from the effective date of this ordinance. The Riverside County Code Enforcement Department shall be the lead agency enforcing the provisions of this overlay zone according to the protocols established in Riverside County Ordinance No. 725.
- (2) The Sheriff, District Attorney, County Counsel, County Clerk, Director and all County Officials charged with the issuance of land use permits, plot plans, subdivisions, parcel maps, and other discretionary and administrative permits, shall enforce the provisions of this ordinance.”

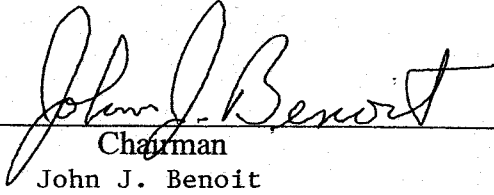
Section 2. EFFECTIVE DATE. This ordinance, Ordinance No. 348.4756, shall take effect thirty (30) days after its adoption.

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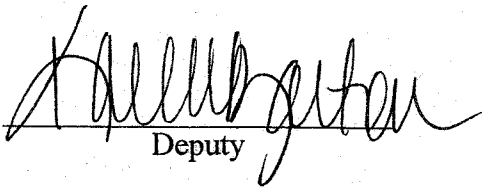
Section 3. EXPIRATION DATE. This ordinance, Ordinance No. 348.4756, sha

expire by its own terms five (5) years from its effective date.

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

By: 
Chairman
John J. Benoit

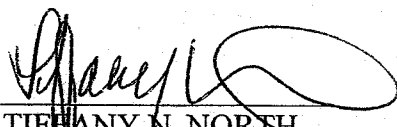
ATTEST: Kecia Harper-Ihem
CLERK OF THE BOARD

By: 
Deputy

(SEAL)

APPROVED AS TO FORM

March 12, 2013

By: 
TIFFANY N. NORTH
Deputy County Counsel

TNN:mdk
03/13/13
G:\PROPERTY\TNORTH\RCO NO 348\MOG_ZONING_OVERLAY_3_11_13 (2).DOCX

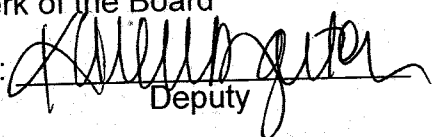
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

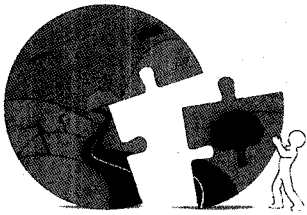
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 14, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley
NAYS: None
ABSENT: Stone

DATE: May 14, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: April 4, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Ordinance No. 348.4756 - Coachella Valley Multiple Owners Group Zoning Overlay
(Charge your time to these case numbers: ZRCZ00MH)

211B
05.14.2013

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

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

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

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

Notice of Determination
California Department of Fish & Wildlife Receipt (CFG5959)
PLEASE SCHEDULE FOR THE MAY 7, 2013 BOARD AGENDA

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

OK - KHI

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"

Agenda Item No.: 3.3
Area Plan: Eastern Coachella Valley Area Plan
(ECVAP)
Zoning District: Lower Coachella Valley District
Supervisorial District: Fourth
Project Planner: Adam Rush
Planning Commission: March 20, 213

Planning Commission: Ordinance No.
348.4756
CEQA: Environmental Assessment No.
42582
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The proposed project intends to amend County Ordinance No. 348 in order to establish an overlay zone throughout the Eastern Coachella Valley Area Plan (ECVAP). The purpose of the overlay zone will be to provide a limited amount of time for existing and non-conforming housing units to come into code compliance. These units are currently unpermitted and there are no opportunities under Federal, State, of Local Ordinances or Regulations that would allow these units to exist due to unique nature of the housing situation.

The Project is generally located within the Eastern Coachella Valley Area Plan and the Lower Coachella Valley Zoning District. The identified sites are bisected by State Route (SR) 86 and are generally bounded by Avenue 52 to the north and Avenue 80 to the south.

BACKGROUND:

The proliferation of substandard, unpermitted mobilehome parks in the Lower Coachella Valley is a public health, safety and welfare concern. Often times, these "mobilehome parks" are not parks wherein spaces are rented or held out for lease but are in fact, parks in which multiple members and generations of one family jointly own the lot and family members live in multiple mobilehome units on the lot without permits. The Transportation and Land Management Agency (TLMA) has identified approximately eighteen (18) properties in this region that do not meet basic code requirements intended to protect the public health, safety, and welfare of residents of the County. The number of mobilehome units on each of the approximately fifty lots range from 5 to 20 units and each lot contains multiple health and safety concerns. The County of Riverside is unable to issue permits for basic health and safety concerns, such as electrical, sanitation, water, fire, and access due to the unpermitted land uses that occur on the identified lots.

Given Riverside County's growing population, the housing crisis, the current countywide economic downturn, and the need for accessible low income housing, especially in the agricultural areas of the Lower Coachella Valley, there is a need for an overlay zone to address the substandard conditions of these lots so as to ensure that the existing mobilehomes meet basic health and safety standards while recognizing the agricultural and communal lifestyle of residents of the Coachella Valley.

The Planning Department, in conjunction with County Counsel, the Department of Building & Safety, and the Code Enforcement Department propose to amend Ordinance No. 348 to establish a zoning overlay in the Lower Coachella Valley Zoning District and Eastern Coachella Valley Area Plan that will only affect the properties identified in the zoning overlay. The zoning overlay will set forth basic requirements, such as location in an agricultural zoning classification; all owners of the lot must be listed on the deed; at least two of the owners must reside on the lot; and no mobilehome unit on the lot can be held out for rent or lease. The zoning overlay will allow, with building permits, a certain number of mobilehomes contained on the lots,

specified in the zoning overlay, to be permitted under their current zone and will provide for permits and procedures in which the public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access can be resolved through the permit process and procedures. The intent of the zoning overlay is to allow a specified number of existing mobilehome units to remain on the lots identified in their current zone and authorize these units as legally zoned for a temporary period of time. This will allow the residents to apply for and obtain the necessary permits to rectify the public safety and welfare concerns that pertain to these lots.

The lack of affordable housing opportunities within the Lower Coachella Valley is a focus of advocacy from many groups within the Coachella Valley. Many groups have particular insight into the concerns of substandard housing and because of this insight and influence within the community County staff will work to engage select members of the community as stakeholders in the development of this Zoning Overlay process. Such members will be selected by the Fourth District Supervisorial Office to work with staff to develop the most cost effective process possible under the proposed overlay.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Lands subject to Indian Jurisdiction (IND); Light Industrial (LI); Agriculture (AG); Very Low Density Residential (VLDR); Commercial Retail (CR); Rural Community; Estate Density Residential (RC:EDR); Medium Density Residential (MDR); |
| 2. Surrounding General Plan Land Use (Ex. #5): | Varies |
| 3. **Select One** Zoning (Ex. #2): | Residential Agriculture (R-A) – 20 AC Minimum; Controlled Development (W-2); Heavy Agriculture (A-2-10) - 10 AC Minimum; Heavy Agriculture (A-2-20) - 20 AC Minimum Light Agriculture (A-1) – 10 AC Minimum; Manufacturing Service – Commercial (MS-C); Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Varies |
| 5. Existing Land Use (Ex. #1): | Rural areas with large lot and sparsely distributed agricultural fields. State Route (SR) 86 bisects the Lower Coachella Valley and is a primary access road for a majority of these sites |
| 6. Surrounding Land Use (Ex. #1): | Varies |
| 7. Project Data: | Total Units: 134
Proposed Min. Lot Size: N/A
Schedule: N/A |
| 8. Environmental Concerns: | Negative Declaration |

RECOMMENDATIONS:

The Planning Department recommends that the Planning Commission recommends the following actions to the Board of Supervisors:

ADOPT the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42582** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **ORDINANCE NO. 348.4756**, based upon the findings and conclusions incorporated in the staff report and subject to Board Final Adoption.

FINDINGS:

1. The project is designated as Lands subject to Indian Jurisdiction (IND); Light Industrial (LI); Agriculture (AG); Very Low Density Residential (VLDR); Commercial Retail (CR); Rural Community: Estate Density Residential (RC:EDR); Medium Density Residential (MDR) in the Eastern Coachella Valley Area Plan (ECVAP).
2. The designations listed in Finding No. 1, for the project area, allows for the development of residential uses. The project will allow single-family mobile homes within the project area, which will not conflict with the land uses identified within the project area.
3. The proposed zoning for the project area is Residential Agriculture (R-A) – 20 AC Minimum; Controlled Development (W-2); Heavy Agriculture (A-2-10) - 10 AC Minimum; Heavy Agriculture (A-2-20) - 20 AC Minimum Light Agriculture (A-1) – 10 AC Minimum; Manufacturing Service – Commercial (MS-C); Scenic Highway Commercial (C-P-S).
4. The zoning classifications identified under the project area permits a wide variety of residential uses and the proposed project will not create a conflict with the zoning classifications listed for the project area.
5. The project area is primarily surrounded by properties which have a General Plan designation of Agriculture. The project area spans from Avenue 52 to Avenue 80 within the Lower Coachella Valley. The predominant land uses are agricultural in nature and the General Plan designations reflect this activity within the region.
6. Single-family residential mobile homes have been constructed within the project vicinity.
7. The project is not located within any Criteria Area Cell Groups of the Coachella Valley Multi-Species Habitat Plan (CVMSHCP).

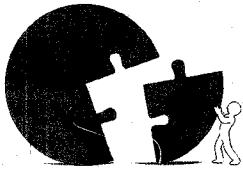
CONCLUSIONS:

1. The proposed ordinance amendment will not include a change or conflict with the Riverside County Vision.
2. The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the “richly varied range of income categories” available within the County and also states that “housing is available in every increment of this range”. The ordinance amendment is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The ordinance amendment will create an overlay zone throughout the Eastern Coachella Valley Area Plan (ECVAP) that will provide the opportunity for low income housing units to achieve zoning and code compliance within a window of five years.
3. The proposed ordinance amendment will not include a change or conflict with any General Plan Principle.
4. The proposed ordinance amendment will not include a change or conflict with any Foundation Component designation in the General Plan.

5. The ordinance amendment is a policy document that sets forth a zoning overlay to address the County's affordable housing needs. The ordinance amendment proposes to amend County Ordinance No. 348, which is not classified in any Land Use Foundation or Designation.
6. The adoption of the ordinance amendment will not adversely impact the environment. The County conducted an environmental assessment that found no environmental impacts and found that a negative declaration was the appropriate CEQA clearance for the project.
7. The amendment may facilitate land development and thereby have a minimal, but indirect have impact on the environment; however, it is not expected that the proposed ordinance amendment itself would substantially affect the environment.

INFORMATIONAL ITEMS:

1. The project was initiated by the County Board of Supervisors on August 28, 2012
2. The project stands as a regular agenda item on the EDA Sponsored Housing Review Committee Meeting
3. As of this writing, no letters in support or opposition have been received by staff.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 20, 2013**

I. AGENDA ITEM 3.3

ORDINANCE NO. 348.4756 – Intent to Adopt a Negative Declaration - (Legislative)

II. PROJECT DESCRIPTION:

The Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone (MOG) is a proposed amendment to the County's zoning ordinance creating an overlay zone limited to the following areas: the lower Coachella Valley, Mecca and Thermal. The overlay zone pertains only to identified properties, with multiple mobilehomes, and the surrounding vicinity that also include multiple owners. It will establish basic requirements and properties contained within the overlay zone will have the ability to apply for permits under their current zone in order to resolve public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org.

No one spoke in favor, neutral, or in opposition to the subject.

Bernabe Aceves, 53600 Filmore St., Thermal (760) 399-3239 asked for clarification on the ability to split a lot. Planning Staff meet with Mr. Aceves to explain options.

IV. CONTROVERSIAL ISSUES: None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Leach

A vote of 5-0

RECCOMENDS to the Board of Supervisors **ADOPTION** of the **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42582**; and,

APPROVAL of **ORDINANCE NO. 348.4756**, based upon the findings and conclusions incorporated in the staff report.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

COACHELLA VALLEY MULTIPLE OWNER GROUP ZONING OVERLAY

Property #	APN	OWNER
1	755180010	TOLEDO, ALVAREZ, RODRIGUEZ
2	763230007	RAY TREVINO
3	763170018	FRANCISCO CAMPOS
4	755161004	DELGADO
5	749060021	CERVERA
6	729130020	VELASCO
7	757230003	ZARAGOZA
8	755231001	BENITEZ, SANTANA
9	751080011	VERONICA CASTRO
10	757110005	HERNANDEZ, ACEVES
11	749190010	MANUEL FILIERANA
12	749260009	RUTILO RODRIGUEZ
13	755231016	SANTANA BENITEZ
14	755231015	SANTANA BENITEZ
15	757260008	MONREAL
16	757260018	MONREAL
UNITS	ZONE	ADDRESS
17	MS-C	89205 AVE 76
6	W-2	54315 SHADY LN, THERMAL
7	A-2-20	82742 FILMORE ST
5	A-1-10	89205 AVE 76
12	A-2-10	89860 AVE 64, THERMAL
6	W-2	70890 WHEELER ST
6	W-2	59850 FILMORE
5	MS-C	78520 PIERCE ST
12	W-2	65730 HWY 86
6	MS-C	88456 AVE 57, THERMAL
17	C-P-S/W-2	88855 AVE 70
1	A-2-10	72831 PIERCE, THERMAL
6	R-A-20	78520 PIERCE, THERMAL
6	A-2-10	78520 PIERCE, THERMAL
8	A-1-10	
8	A-1-10	

1 ORDINANCE NO. 348.4756

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Section 19.800 is added to Article XIX of Ordinance No. 348 to read as

8 follows:

9 "Section 19.800. Coachella Valley Multiple Owners Mobilehome Housing
10 Overlay Zone.

- 11 a. FINDINGS. The Board of Supervisors finds that the proliferation of
12 substandard, un-permitted mobilehome parks in the Coachella Valley is a
13 public health, safety and welfare concern. Often times, these substandard
14 un-permitted mobilehome parks are not parks wherein spaces are rented or
15 held out for lease but are in fact, only lots in which multiple members of
16 one family jointly own the lot and family members live in multiple
17 mobilehome units on the lot. Given Riverside County's growing
18 population, the housing crisis, the current countywide economic downturn,
19 and the need for accessible low income housing, especially in the
20 agricultural areas of the Coachella Valley, the County finds the need for
21 an overlay zone in the Coachella Valley to address the substandard
22 conditions of these mobilehome parks so as to ensure that the existing
23 parks meet basic health and safety standards while recognizing the
24 agricultural and communal lifestyle of families of the Coachella Valley.
25 The Economic Development Agency, with the assistance of the Code
26 Enforcement Department surveyed the Coachella Valley and identified
27 seventeen (17) existing substandard, un-permitted mobilehome parks in
28

1 which multiple members of one family jointly own the lot and owners live
2 in groupings of multiple mobilehome units on the lot.

3 b. PURPOSE. The purpose of the Coachella Valley Multiple Owners
4 Mobilehome Housing Overlay Zone is to allow multiple mobilehomes as a
5 permitted use on the lots identified in this section subject to strict
6 compliance with the general requirements, development standards, and
7 conditions of this section, to provide standards that address unique
8 housing concerns in the Coachella Valley, and to provide adequate
9 provisions to assure protection of the health, safety and welfare of all
10 residents on the lots identified in this overlay zone, to meet the basic
11 safety standards for public health and welfare concerns for all residents, as
12 well as ensuring compatibility with adjacent uses in the zones.

13 c. AUTHORITY. The Coachella Valley Multiple Owners Mobilehome
14 Housing Overlay Zone is adopted pursuant to the County's general police
15 power and pursuant to the authority of Health & Safety Code section
16 18300, subdivision (g).

17 d. APPLICABILITY.

18 (1) The Coachella Valley Multiple Owners Mobilehome Housing
19 Overlay Zone is adopted and may be amended by the Board of
20 Supervisors, as necessary to include any issue that is not addressed
21 in this section, and adversely affects the public health, safety, and
22 welfare of the residents in the overlay zone.

23 (2) The Coachella Valley Multiple Owners Mobilehome Housing
24 Overlay zone shall be limited to the existing groupings of
25 mobilehomes on the following lots as identified by assessor's
26 parcel numbers:

27 755-180-010, 763-230-007, 763-170-018, 755-161-004, 749-060-
28 021, 729-130-020, 757-230-003, 755-231-001, 751-080-011, 757-

1 110-005, 749-190-010, 749-260-009, 755-231-016, 755-231-015,
2 757-231-015, 757-260-008, 757-260-018.

3 (3) This section outlines criteria for multiple owners. No expansion of
4 existing facilities will be considered. No additional lots shall be
5 added into the Coachella Valley Multiple Owners Mobilehome
6 Housing Overlay zone.

7 (4) The allowance of multiple mobilehomes as a permitted use on the
8 lots identified in this overlay zone does not create a subdivision
9 under the Subdivision Map Act. The spaces within the lot may not
10 be sold as a separate unit unless the lot is subdivided pursuant to
11 all applicable laws and local ordinances.

12 (5) In the event there is a need for any resident of any lot identified in
13 this overlay zone to be relocated, the owners of the lot shall be
14 responsible for any relocation costs and notices.

15 e. DEFINITIONS. As used in this section, the following terms shall have
16 the following meanings:

17 (1) Space. The site within the lot intended, designed, or used for the
18 location or accommodation of a mobilehome and any accessory
19 structures or appurtenances attached thereto or used in conjunction
20 therewith.

21 f. GENERAL REQUIREMENTS. The Coachella Valley Multiple Owners
22 Mobilehome Housing Overlay Zone applies to the lots identified in subsection d.(2) so
23 long as all the following general requirements are met:

24 (1) The lot is zoned A-1-10, R-A-20, W-2, A-2-10, A-2-20, MS-C, or
25 C-P-S.

26 (2) The lot must be jointly owned by multiple owners and all owners
27 must be listed on the deed.

1 (3) A minimum of two owners, identified on the deed, must live in
2 mobilehome units on the lot at all times.

3 (4) None of the mobilehome units on the lot can be rented or leased, or
4 held out for rent or lease.

5 g. DEVELOPMENT STANDARDS. In order to maintain a safe, clean,
6 orderly, and sanitary environment for all residents of the lots identified in
7 this overlay zone, all of the following development standards will apply:

8 (1) UNIT SIZE. Each mobilehome unit shall have a minimum floor
9 living area of 450 square feet excluding patios, porches, garages,
10 and similar structures.

11 (2) INSTALLATION. Each mobile home shall be installed per
12 manufacturer's specifications on approved piers. No permanent
13 foundations shall be allowed except as required by the applicable
14 flood control district.

15 (3) MINIMUM SIZE OF SPACE. The minimum size of each space
16 within the lot shall be 2500 square feet. Each space shall have a
17 minimum width of thirty (30) feet and a minimum depth of eighty
18 (80) feet.

19 (4) SPACE OCCUPANCY. Each space within the lot shall
20 accommodate only one (1) mobilehome unit.

21 (5) OPAQUE SKIRT. Unless a permanent foundation is required by
22 the applicable flood control district, the area between the ground
23 level and the floor level of each mobilehome unit shall be screened
24 by an opaque skirt.

25 (6) SPACE COVERAGE. The occupied area of each space within the
26 lot, consisting of the mobilehome unit, and all attached accessory
27 structures including, but not limited to awnings, stairways, and
28 ramps, shall not exceed seventy-five (75) percent of the space area.

1 The occupied area of the space shall be determined as if viewed
2 from overhead looking directly down on the lot.

3 (7) OUTSIDE STORAGE. No outside storage will be permitted on
4 lots within the overlay zone.

5 (8) PERIMETER SPACE CLEARANCE. There will be a minimum
6 six (6) feet separation clearance between all structures on the lot.

7 (9) SETBACKS. There will be a minimum twenty (20) feet
8 separation clearance between all mobilehomes on the lot.

9 (10) PERIMETER SETBACKS. The perimeter of the lot shall have a
10 minimum common area of a twenty foot setback along all
11 adjoining boundary streets and a fifteen foot side and rear setback
12 along all exterior property lines.

13 (11) UTILITIES. Each mobilehome unit shall have separate utility
14 services and connections with the exception of sub-surface sewage
15 disposal systems.

16 i. If propane is used, the propane tank must be installed
17 complying with the setback provisions of the California
18 Fire Code. The maximum allowed propane tank size is a
19 250 gallon tank.

20 ii. Electrical meter banks may be allowed subject to written
21 approval by the local electrical provider.

22 (12) WALLS AND FENCES. A chain link fence, a minimum of six
23 feet in height, shall be erected along the perimeter of the lot and
24 screened by appropriate landscaping, or other similar material, as
25 approved by the Planning Director. A chain link fence, or other
26 similar material, a minimum of three feet in height shall be erected
27 between each space within the lot. Landscaping, as approved by
28 the Planning Director, may be used in lieu of the interior chain link

1 fences. All landscaping will need to be in compliance with
2 Ordinance No. 859.

3 (13) VEHICLE PARKING. An impervious surface shall be placed
4 immediately adjacent to each mobilehome to provide off-street
5 parking for two vehicles per mobilehome unit.

6 (14) ACCESS. Each mobilehome unit within the lot shall be located no
7 further than 450 feet from a publicly dedicated and maintained
8 road. Each mobilehome unit located within the lot shall be served
9 by an all-weather access road, such as Class-2 base, or an
10 acceptable material at the discretion of the Fire Marshall, capable
11 of supporting emergency vehicles. All lot roadways shall have a
12 minimum of twenty (20) feet of clear and unobstructed access to a
13 public thoroughfare.

14 (15) WELLS. Each mobilehome unit shall have running water. Each
15 mobilehome unit served by water well shall meet the minimum
16 water well production requirements of Ordinance No. 682.

17 (16) FIRE PROTECTION WATER SUPPLIES. A water supply
18 capable of supplying the required fire flow for fire protection shall
19 be provided in accordance with the California Fire Code and be
20 subject to approval of the Fire Marshall.

21 (17) DEPARTMENT APPROVALS. Approval from the Riverside
22 County Environmental Health Department is required for all
23 mobilehome units utilizing a septic system or well.

24 h. CONDITIONS. Each lot in the overlay zone shall be subject to such
25 conditions as are necessary to assure compliance with this ordinance and any other
26 provision of law, including without limitation, the following:
27

- (1) The spaces within the lot may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.
- (2) There must be multiple owners that own the lot and all owners must be listed on the deed.
- (3) A minimum of two owners, identified on the deed, must live in mobilehome units on the lot at all times.
- (4) None of the mobilehome units on the lot can be rented or leased, or held out for rent or lease.
- (5) The owners shall notify the Planning Director of any change in ownership of the lot within thirty (30) days of such change. When a change of ownership of the lot occurs that results in the mobilehome park no longer meeting the conditions of the Coachella Valley Multiple Owners Mobilehome Housing Overlay, the property will no longer be eligible to be in the Coachella Valley Multiple Owners Mobilehome Housing Overlay and all provisions of this ordinance shall apply to the lot.
- (6) Each year the owners of the lot shall provide written certification of continued compliance with the general requirements, development standards and conditions of the overlay zone, including the occupancy restrictions. The written certification shall identify all owners of the lot and identify which owners reside on the lot and shall be provided to the Planning Director on or before January 15 of each year.
- (7) A covenant with respect to the occupancy requirements of this ordinance, in the form and content approved by County Counsel shall be executed by all owners of the lot and shall be recorded.

1 i. VIOLATIONS AND PENALTIES.

- 2 (1) All property owners within the Coachella Valley Multiple Owners
3 Mobilehome Housing Overlay zone boundary shall be responsible
4 for complying with the provisions of this section within five (5)
5 years from the effective date of this ordinance. The Riverside
6 County Code Enforcement Department shall be the lead agency
7 enforcing the provisions of this overlay zone according to the
8 protocols established in Riverside County Ordinance No. 725.
- 9 (2) The Sheriff, District Attorney, County Counsel, County Clerk,
10 Director and all County Officials charged with the issuance of land
11 use permits, plot plans, subdivisions, parcel maps, and other
12 discretionary and administrative permits, shall enforce the
13 provisions of this ordinance.”

14 Section 2. EFFECTIVE DATE. This ordinance, Ordinance No. 348.4756, shall
15 take effect thirty (30) days after its adoption.

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Section 3. EXPIRATION DATE. This ordinance, Ordinance No. 348.4756, shall expire by its own terms five (5) years from its effective date.

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

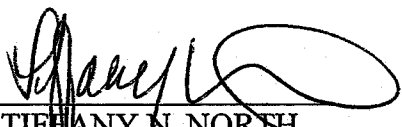
By: _____
Chairman

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
March 12, 2013

By: 
TIFANY N. NORTH
Deputy County Counsel

TNN:mdk
03/13/13
G:\PROPERTY\TNORTH\RCO NO 348\MOG_ZONING_OVERLAY_3_11_13 (2).DOCX

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number:
Project Case Type (s) and Number(s): Ordinance No. 348.4756
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Adam Rush, Principal Planner
Telephone Number: (951) 955-6646
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon Street, 12th, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description: The proposed project intends to amend County Ordinance No. 348 in order to establish an overlay zone throughout the Eastern Coachella Valley Area Plan (ECVAP). The purpose of the overlay zone will be to provide a limited amount of time for existing and non-conforming housing units to come into code compliance. These units are currently unpermitted and there are no opportunities under Federal, State, or Local Ordinances or Regulations that would allow these units to exist due to the unique nature of the housing situation that exists in the lower Coachella Valley, e.g., the lack of affordable housing.

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

C. Total Project Area: 176.98

Residential Acres: 176.98	Lots: 18	Units: 134	Projected No. of Residents: 335
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 0			

D. Assessor's Parcel No(s): See Attached List

E. Street References: See Attached Map

F. Section, Township & Range Description or reference/attach a Legal Description: See Attached Map

G. Brief description of the existing environmental setting of the project site and its surroundings: The proliferation of substandard, un-permitted mobilehome parks in the Lower Coachella Valley is a public health, safety and welfare concern. Often times, these "mobilehome parks" are not parks wherein spaces are rented or held out for lease but are in fact, parks in which multiple members and generations of one family jointly own the lot and family members live in multiple mobilehome units on the lot without permits. The Transportation and Land Management Agency (TLMA) has identified approximately eighteen (18) properties in this region that do not meet basic code requirements intended to protect the public health, safety, and welfare of residents of the County. The number of mobilehome units on each of the approximately fifty lots range from 5 to 20 units and each lot contains multiple health and safety concerns. The County of Riverside is unable to issue permits for basic health and safety concerns, such as electrical, sanitation, water, fire, and access due to the unpermitted land uses that occur on the identified lots. Given Riverside County's growing population, the regional housing crisis, the current countywide economic downturn, and the need for accessible low income housing, especially in the agricultural areas of the Lower

Coachella Valley, there is a need for an overlay zone in the Lower Coachella Valley to address the substandard conditions of these lots so as to ensure that the existing mobilehomes meet basic health and safety standards while recognizing the agricultural and communal lifestyle of residents of the Coachella Valley. The Planning Department, in conjunction with County Counsel, the Department of Building & Safety, and the Code Enforcement Department propose to amend Ordinance No. 348 to establish a zoning overlay in the Lower Coachella Valley Zoning District and Eastern Coachella Valley Area Plan that will only affect the properties identified in the zoning overlay. The zoning overlay will set forth basic requirements, such as location in an agricultural zoning classification; all owners of the lot must be listed on the deed; at least two of the owners must reside on the lot; and no mobilehome unit on the lot can be held out for rent or lease. The zoning overlay will allow, with building permits, a certain number of mobilehomes contained on the lots, specified in the zoning overlay, to be permitted under their current zone and will provide for permits and procedures in which the public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access can be resolved through the permit process and procedures. The intent of the zoning overlay is to allow a specified number of existing mobilehome units to remain on the lots identified in their current zone and authorize these units as legally zoned for a temporary period of time. This will allow the residents to apply for and obtain the necessary permits to rectify the public safety and welfare concerns that pertain to these lots. The lack of affordable housing opportunities within the Lower Coachella Valley is a focus of advocacy from many groups within the Coachella Valley. Many groups have particular insight into the concerns of substandard housing and because of this insight and influence within the community County staff will work to engage select members of the community as stakeholders in the development of this Zoning Overlay process. Such members will be selected by the 4th District Supervisorial Office to work with staff to develop the most cost effective process possible under the proposed Overlay.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Lands subject to Indian Jurisdiction (IND); Light Industrial (LI); Agriculture (AG); Very Low Density Residential (VLDR); Commercial Retail (CR); Rural Community; Estate Density Residential (RC:EDR); Medium Density Residential (MDR).
- 2. Circulation:** The project area is bisected by State Route (SR) 86 which intersects with several County-maintained collector and secondary highway systems, including, but not limited to Avenue 52 to the north and Avenue 80 to the south.
- 3. Multipurpose Open Space:** The project area does not include any property that is located within a General Plan (GP) Land Use Designation (LUD) of Open Space. The project area is surrounded by fallow and active agricultural fields, areas of Prime Farmland, Farmland of Statewide and Local Importance; however, no areas that would be specifically impacted by the County's GP Open Space policies.
- 4. Safety:** The project does not propose to construct any development but rather would provide the ability for existing single-family homes (mobilehomes) to enter into zoning and building code compliance. Upon application of the particular mobilehome unit a building permit application will be activated and all applicable codes and regulations of Title 25 under the California Code of Regulations, as well as, the County of Riverside will require compliance.

5. **Noise:** The project is a residentially related project and will not cause a significant noise impact unto existing or future conditions as residential projects typically do not create serious noise impacts. In addition, the specific lots covered by the project are located within rural and agricultural settings. It is not anticipated that the project will establish sensitive receptors within a setting that they will be impacted by existing or future noise impacts. The project is located within the vicinity of SR 86 and highway noise does occur within the project boundary; however, the specific lots identified in the project's overlay area located within enough distance as to not be impacted by highway noise.
6. **Housing:** The project will provide a new source of housing within the Lower Coachella Valley; which is an area in need of low cost housing for the population that resides within the surrounding community. The project will become an implementation of the Riverside County Housing Element and will contribute to the County's Housing stock in the following categories: Extremely Low Income, Very Low Income, and Low Income categories as identified in the County's Housing Element.
7. **Air Quality:** The project includes amendment to the County's zoning ordinance in regards to single-family residential housing. This project will not create any grading or significant construction related projects that will in turn cause air quality impacts.

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

C. Foundation Component(s): Rural, Agriculture, Community Development, Rural Community, and Lands under Tribal jurisdiction.

D. Land Use Designation(s): Lands subject to Indian Jurisdiction (IND); Light Industrial (LI); Agriculture (AG); Very Low Density Residential (VLDR); Commercial Retail (CR); Rural Community: Estate Density Residential (RC:EDR); Medium Density Residential (MDR).

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Palo Verde Area Plan and Western Coachella Valley Area Plan

2. **Foundation Component(s):** Rural, Rural Community, Community Development, and Agriculture

3. **Land Use Designation(s):** Varies

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

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

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: Not Applicable

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Not Applicable

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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



February 25, 2013

Signature

Date

Printed Name

For Carolyn Syms Luna, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: (a) and (b) The project is located within the Lower Coachella Valley; which is an area sparsely covered by agricultural fields, mobilehome parks, single-family mobilehomes, and ancillary farming equipment. The project will provide for additional housing units to apply for code compliance, building permits and other ancillary type permits, e.g., electrical, plumbing, water, etc. The scope of the proposed project is not anticipated to cause any impact to scenic highway resources (SR 86) or damage scenic resources as the project is located within the valley floor and includes single-family mobilehomes which will not impede any scenic vistas.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

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

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

Findings of Fact:
The project is out of range from the Mt. Palomar Observatory and is located within Zone of Ordinance No. 655, areas that will not pose a light pollution impact upon the observatory.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Required

Monitoring: No Monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact: (a) and (b) The project proposes residential development, which will have typical residential lighting levels such as security and nighttime lighting, none of which is anticipated to cause an impact to day or nighttime views or would expose surrounding residential properties to unacceptable light levels.

Mitigation: No Mitigation Required

Monitoring: No Monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: (a) The project includes parcels that are classified as Prime Farmland, Farmland of Local Importance, Urban-Built Up Lands, and Other Lands. The sites (detailed below) that are classified as Prime Farmland are typically of the most concern with analyzing a project under CEQA; however, given that the project proposes to provide a zoning overlay that will assist units within the overlay to come into code compliance the project will not convert Prime Farmland as identified

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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through the parcels below. The establishment of a single-family residential unit is consistent with the practice of farming, especially in the Lower Coachella Valley. Furthermore, the California Health and Safety Code, Sections 17021.5 and 17021.6 requires that local jurisdictions allow farmworker housing with up to 36-beds or units to be established within agricultural operations without any discretionary review, e.g., exempt from the requirements of CEQA. While not all of these parcels represent active agricultural operations, the result of the proposed project is less of an impact than that established by H&S Code 17021.5 and 17021.6.

(b) The project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As mentioned in findings of fact (a), the establishment of residential property within an agricultural zoning classification and in conjunction with either an agricultural preserve and/or an active farming operation is not considered inconsistent or in conflict with any of the items referenced under (b).

(c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). As mentioned above, the establishment of residential units within an active farming or agricultural operation is not inconsistent or in conflict with these operations. The project is surrounded by active farming operations, as well as, land uses that would be protected under Ordinance No. 625; however, the residential units that obtain code compliance under this project will not pose a conflict with any of the adjacent uses as it is assumed the adjacent uses also contain residential properties in conjunction with their farming or agricultural operations.

- 763-230-007: Prime Farmland
- 755-180-010: Prime Farmland & Local Importance
- 763-170-018: Local Importance
- 755-161-004: Prime Farmland
- 749-060-021: Local Importance
- 729-130-020: Prime Farmland
- 757-230-003: Other Lands
- 755-231-001: Other Lands
- 757-260-018: Prime Farmland
- 757-110-005: Prime Farmland
- 749-060-021: Urban-Built Up Land and Local Importance
- 749-190-010: Urban-Built Up Land and Local Importance
- 749-260-009: Other Lands
- 755-231-016: Other Lands
- 755-231-001: Other Lands
- 755-231-015: Other Lands

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

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 will not conflict with existing zoning for, or cause rezoning of, forest land. The project is not located within any environment that is zoned for the preservation of forest lands. The project, being residential in nature, will not cause any rezoning of forest land, timberland, or timberland zoned Timberland Production. The project is located within fallow and active agricultural fields with no known forest lands within the surrounding areas of the project boundary.

(b) The project will not result in the loss of forest land or the conversion of forest land to non-forest land. As stated in Findings of Fact a), the project is not located within a fallow and active area and is not located within an area of farmland.

(c) As stated above, the project will 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.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	<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
source emitter?				
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, Project Materials, On-Site Inspection (February 21, 2013)

Findings of Fact:

(a) The project will not conflict with or obstruct the implementation of any applicable air quality plan. The project is residential in nature and will provide the opportunity for approximately 134 units to apply for code compliance. The project will not impact the existing air quality assumptions made by the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) for the Mohave Air Basin (MAB).

(b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is residential in nature and also the project will not permit or provide for the construction of any residential units. No air quality impacts will be experienced by this project.

(c) The project will not 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). The project area is under non-attainment status for both PM₁₀ and Ozone precursors, such as NO_x, from the existing agricultural fields. The project is a residential zoning overlay for a possible 134 units which will not create an impact that will be considered cumulative.

(d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions. The project is not located within one (1) mile of any sensitive receptors.

(e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The SR 86 is considered a mobile source emitter of diesel particular matter (PM₁₀ and PM_{2.5}); however, the units identified in the project's zoning overlay are located in excess of one (1) mile of SR 86.

(f) The project will not create objectionable odors affecting a substantial number of people. The project is a residential zoning overlay with single-family mobilehomes which will not create objectionable odors.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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	<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
plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact: (a) The project will 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 is not located within any identified conservation area under the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) (b) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based upon site visits and inspection of air photos of the project sites identified within the zoning overlay, there are no identified habitats or species identified through this analysis. There is no impact upon habitat, endangered or threatened species, as listed in Title 14 of the CCR (Sections 670.2 or 670.5) or in Title 50. (c) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Based upon the information provided in Findings of Fact (a) and (b), there will be no impact to sensitive or special status species. (d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project is not located on or near any native resident or migratory fish or wildlife. The project is located on fallow

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and built-up agricultural land and also surrounded by existing agricultural fields, irrigation canals, etc. These on-site and adjacent land uses do not present a concern or impact for potential adverse effects to any native resident or migratory fish or wildlife species. (e) Based upon the information provided above in Findings of Fact (d), the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. (f) The project will not 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. The project is not located within any protected wetlands or will the project discharge runoff into any protected wetlands adjacent or downstream from the project site. (g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No Mitigation Needed

Monitoring: No Monitoring Needed

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: (a) The project will not alter or destroy an historic site. The project is not located on any property that is determined to contain historic resources. The County's records indicate that the project contains approximately 134 mobilehome units that are in excess of 15 years old; however, based upon the County's site inspection, there were no structures identified to be in excess of 15 years old. (b) 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. As mentioned in Findings of Fact (b), the project does not contain any historical resources or any potentially historical resources that warrant further consideration.

Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, General Plan Open Space Element, Figure OS-6

Findings of Fact: (a) The project will not alter or destroy an archeological site. Based upon the County's initial site inspections, conducted on February 21, 2013, the review of air photos related to the project site and investigation of existing resource materials, the project does not contain archeological resources. Furthermore, the project does not anticipate any grading to occur within the individuals sites identified through the overlay. The project will only provide the opportunity, through a zoning ordinance amendment, for the individual sites under the overlay to achieve Zoning and Building Code compliance. This will consist of property site rehabilitation, the issuance of building permits, minor construction related activities, façade treatments, landscaping, etc. none of which is anticipated to impact any archeological sites that may be inadvertently discovered through a grading process. (b) The project will not cause a substantial adverse change in the significance of archeological resources pursuant to CCR, Section 15064.5. Based upon the information provide above in Finding of Fact (a), the project will not cause a substantial adverse change in any archeological resource. (c) The project will not disturb any human remains, including those interred outside of formal cemeteries. Based upon the information provided above in Findings of Fact (a) and (b), there will be no impact to human remains interred outside of formal cemeteries. (d) The project will not restrict existing religious or sacred uses within the potential impact area. The sites identified within the zoning overlay are residential in nature. During the site visit conducted on February 21, 2013, there was one shine of religious nature ("shrine") identified on Assessor's Parcel Numbers (APNs): 755-231-016, 755-231-001, and 755-231-015. The site consisted of approximately three (3) statues of "Our Lady of Guadalupe", a wooden cross, flowers, and three patio type chairs. According to interviews from the property residents, it was considered an informal place of Christian worship. The project will not disrupt or restrict the use of this informal worship assemblage if and when this particular mobilehome unit comes into building code compliance. The "shrine" can be moved to accommodate the necessary improvements to the unit, as determined by the department of Building and Safety.

Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. While the project is located within an area of High (High Ha) paleontological sensitivity, the project will not result in the need for any grading within any of the sites identified under the proposed zoning overlay. The ability for each site to achieve Zoning and Building Code compliance can be achieved through minor construction related activities, such as installation of footings, skirts for mobilehomes, removal of ancillary structures (i.e., sheds, outbuildings, awnings, etc.), proper installation of fences, utility lines, etc. These activities are not foreseen to cause any impact to paleontological resources.

Mitigation: No Mitigation Needed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Needed.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: (a) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The project is located, as is much of California, within or near areas that could be subject to ground shaking actives in the future. The project provides the opportunity for unpermitted mobilehome units that currently can present a public safety concern, to come into Zoning and Building Code compliance. Each unit will be required to comply with the most updated California Building Codes, which will prevent any loss of structure or present a risk of injury or death. The proposed zoning overlay does not propose any construction or development specifically under the project overlay or within the sites identified within the overlay. (b) The project will not 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. According to Figure S-2, "Earthquake Fault Study Zone," the project is not located within a mapped Alquist-Priolo Zone or other known County fault zone. There will be no impact from rupture of a known earthquake fault.

Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

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

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

Findings of Fact: (a) The project will not be subject to seismic-related ground failure, including liquefaction. While the project area is located within an area that is close to the Salton Sea, the individual units will be required to comply with the California Building Code, which will prevent any impacts from seismic-related ground failure.

Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

13. Ground-shaking Zone	<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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a) Be subject to strong seismic ground shaking?

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

Findings of Fact: (a) The project will not be subject to strong seismic ground shaking. As discussed in Section 11. a) and b), the individual sites will not be subject to seismic-related ground shaking or ground failure. The individual sites located within the proposed zoning overlay will require compliance with Zoning and Building Codes of the State of California and the County of Riverside. Compliance with standard Building Codes and regulations is not considered unique mitigation and as such, no impact from any mapped or anticipated ground shaking zone is anticipated.

Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

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

Findings of Fact: The project will not be located on a geological 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 landslides, lateral spreading, collapse, or rockfall hazards. As previously mentioned, the project is located within fallow and active agricultural fields consisting of a variety of both dry farmed and irrigated crops. The project area, as well as, the surrounding environment, is located within flat, open farmland, with sporadically placed residential and commercial uses. There is no impact from geological units or soils that would become unstable as a result of the project.

Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: (a) The project will not 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. As identified in Section 14 a) – Landslide Risk, the same attributes of the project apply and as a result, there will be no impact from ground subsidence.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Needed.

Monitoring: No Monitoring Needed.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: (a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazards. As stated in Sections 11 through 15, as detailed above, there are no specific Geological Hazards that will impact the project area or the sites identified within the proposed zoning overlay.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, On-Site Site Inspection, Department of Environmental (DEH) data and soils reports.

Findings of Fact: (a) The project will not change the topography or ground surface relief features. The proposed zoning overlay and the sites included within will not necessitate any grading permits which would have the potential to change the topography or ground surface relief features. (b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet. Based upon the County's site inspection for each of the proposed units under the zoning overlay, the need to create cut or fills slops greater than 2:1 or higher than 10 feet does not exist. Furthermore, the need for any grading does not exist. (c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project site is located within an area of the County that is not served by sewer. During the project development and investigation, communication with the local water and sewer purveyor, Imperial Irrigation District (IID), does not have any short term or long range plans to provide sewer service to the project area. The units existing and that are identified within the proposed overlay are currently served by subsurface sewage disposal, e.g., septic systems, leach fields, and expansion areas. Some of the systems are underserved, consistently unmaintained in proper order, and in need of repair or replacement. The project has been reviewed by the Department of Environmental Health (DEH) and based upon existing data, the expansion of subsurface sewage systems is available as the capacity, soil type, and groundwater levels would allow these existing systems to be upgraded either through a repair or replacement schedule. Grading in previously undisturbed areas is not anticipated to occur as existing systems will be repaired or replaced within

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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their existing disturbance areas. All necessary utility upgrades would propose an insignificant and minimal impact to the environment.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, On-Site Site Inspection, Department of Environmental (DEH) data and soils reports.

Findings of Fact: (a) The project will not result in substantial soil erosion or the loss of topsoil. The project area is extremely flat and the construction of impermeable materials, such as driveways, mobilehome units, etc. will not create a substantial impact upon soil erosion or the loss of topsoil. (b) The project will not 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. The project is located on active and fallow farmland that has been disturbed for several years. The soil in which the existing, yet unpermitted, mobilehomes are located upon is not considered expansive due to the active and previous agricultural use on the properties. (c) The project will not 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. As identified in Findings of Fact mentioned under Section 17 c), the project will not be incapable of adequately supporting use of septic tanks or alternative waste water disposal systems.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, On-Site Site Inspection, Department of Environmental (DEH) data and soils reports.

Findings of Fact: (a) The project will not change the disposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The project does not contain any channels,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rivers, streams, or lakes. The Salton Sea is located approximately 6 miles to the southeast; however, most of the runoff and deposits that contribute to Salton Sea runoff comes from large agricultural operations, which the project sites do not include. (b) The project will not result in any increase in water erosion either on or off site. The project site includes several mobilehome units and does not include mobilehome subdivisions or large acreages of property that is anticipated to generate an increase in water erosion. During the site inspection conducted on February 21, 2013, it was found that each site contains a minimal amount of impermeable area and on-site irrigation was minimal or non-existence, as such there will be no impact upon water erosion either on or off site.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: (a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site. The project is located in the lower Coachella Valley, which is an area of the County that is consistently impacted by wind erosion and blowsand; however, the units that are proposed within the zoning overlay are currently existing and the compliance procedures necessary to have the units come into compliance will not require substantial construction or additional disturbance that will increase wind erosion or blowsand either on or offsite

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

GREENHOUSE GAS EMISSIONS	Would the project			
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21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Materials and Review, General Plan Circulation Element

Findings of Fact: (a) The project will not generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment. The project contains existing residential units (approximately 134 units) which will not contribute any additional impact upon GHG emissions. (b) The project will not conflict with an applicable plan, policy or regulation adopted for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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purpose of reducing the emissions of greenhouse gases. The County does not have an adopted Climate Action Plan (CAP) or other plan or policy that formally regulates the GHG emissions, as such; the project would not conflict with an applicable plan, policy, or regulation.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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

Source: Project Application Materials

Findings of Fact: (a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project area contains low income, residential housing, within the lower Coachella Valley. These units and properties currently support, and will continue to do so pending Zoning and Building Code compliance. There is no anticipation that the units contained within the overlay will include the routine transport, use, or disposal of hazardous materials. (b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As discussed in the Findings of Fact a), mentioned above, the project is a low income residential project and as such the units contained within the proposed zoning overlay will not result in accidently conditions. (c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project contains approximately 134 single-family residential units, which are primarily double and triple-wide mobilehomes. Given that the units are currently unpermitted, some units may need to be removed in order to not interfere with the County's emergency response plans adopted for the lower Coachella Valley. This removal, will take place during the building permit process, and will result in parcels that are satisfactory to the County Fire and Public Health Department, as well as, are consistent with all applicable emergency response plans. Since this process of removal and possible

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retrofit of existing units are ministerial items, subject only to a County building permit, this is compliance measure are not considered unique mitigation. (d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project does not contain any sites under the proposed overlay that are located within one-quarter mile of an existing or proposed school. (e) The project will not 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. The project does not contain any sites that are located on a list of hazardous materials sites pursuant to Government Code Section 65962.5.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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

Findings of Fact: (a) The project will not result in an inconsistency with an Airport Master Plan. (b) The project will not require review by the Airport Land Use Commission. The project includes existing land uses and existing residential developments, albeit unpermitted land uses. (c) Some of the parcels identified in the proposed zoning overlay are located within an airport land use plan, which are identified herein:

- 755-180-010: Not Applicable
- 763-230-007: Thermal Airport (Compatibility Zone D)
- 763-170-018: Thermal Airport (Compatibility Zone E)
- 755-161-004: Not Applicable
- 749-060-021: Not Applicable
- 729-130-020: Not Applicable
- 757-230-003: Thermal Airport (Compatibility Zone E)
- 755-231-001: Not Applicable
- 751-080-011: Not Applicable
- 757-110-005: Thermal Airport (Compatibility Zone E)
- 749-190-010: Not Applicable
- 749-260-009: Not Applicable

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- 755-231-016: Not Applicable
- 755-231-015: Not Applicable
- 757-260-008: Thermal Airport (Compatibility Zone C and D)
- 757-260-018: Thermal Airport (Compatibility Zone C and D)

With the exception of the last two APNs (757-260-008 & -018), the projects are located within compatibility zones that allow single-family residential developments. The last two APNs contain residential properties that are located on the edge of Compatibility Zone C. Upon the issuance of a building permit, these residential units and/or ancillary structures will need to be removed. (d) The project does not contain units that are located 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.

Mitigation: No Mitigation Necessary
 Monitoring: No Monitoring Necessary

24. Hazardous Fire Area

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact: (a) The project will not 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. The project is located within the lower Coachella Valley, which contains fallow and existing agricultural fields, irrigation canals, and active agricultural production. Based upon the most recently available vegetation maps, air photos, and on-site inspections, the project area does not include any wildland areas within or adjacent to the project area.

Mitigation: No Mitigation Necessary
 Monitoring: No Monitoring Necessary

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering | <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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 project will 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. Based upon the analysis provided in Sections 11 through 17 and the Findings of Fact contained therein there will be no impact to existing drainage patterns. (b) The project will not violate any water quality standards or waste discharge requirements. The project will provide the opportunity for unpermitted single-family residential homes to achieve Zoning and Building Code compliance. The related constructed activities that would result from these compliance measures would not result in any grading of undisturbed areas and as such, water quality standards or waste discharge requirements. (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. The groundwater supply for units located within the proposed zoning overlay obtain their potable and gray water supplies from on-site local wells. Given that the sites are unpermitted from a zoning and building code compliance perspective, the Department of Environmental Health has inspected and permitted the on-site wells located within the project overlay zone. Based upon the existing and historic permit history a large majority of the on-site wells have come into code compliance there will be no impact upon groundwater supplies or interfere substantially with groundwater recharge. (d) The project will not 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. The project area is underserved by stormwater drainage system as the primary land use within the project area is vacant fields and active agricultural uses. The sporadic residential development does not warrant the need for a stormwater drainage system. In regards to the potential for the project to create additional sources of polluted runoff, the residential units located within the project area will not cause an impact to any areas impacted by runoff. (e) The project will place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The details of which sites are located within County mapped flood zones are itemized below:

- 755-180-010: Flood Zone
- 763-230-007: Not Applicable
- 763-170-018: Not Applicable
- 755-161-004: Flood Zone
- 749-060-021: Not Applicable
- 729-130-020: Not Applicable
- 757-230-003: Flood Zone
- 755-231-001: Flood Zone
- 751-080-011: Flood Zone
- 757-110-005: Not Applicable
- 749-190-010: Flood Zone
- 749-260-009: Flood Zone
- 755-231-016: Flood Zone
- 755-231-015: Flood Zone
- 757-260-008: Not Applicable
- 757-260-018: Not Applicable

The project area contains parcels that are sufficient enough in size to allow for adequate flow through of flood waters in the case of a major flood event. The smallest lot is 2.5 acres in size and the largest is approximately 20 acres.

(f) Structures that can be permitted under Ordinance Nos. 348 and 457 would be placed within a 100-year flood hazard area, as identified in the list above; however, these structures are not foreseen to impede or redirect flood flows. (g) The project will not otherwise substantially degrade water quality as has been identified above. (h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). The project will not require the need for any new or retrofitted stormwater Treatment Control BMPs as the project is residential in nature and does not warrant the need for stormwater Treatment Control BMPs.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount	<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
of surface runoff?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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 will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. As reference in Section 16 – Erosion, the project area does not contain any streams or rivers and there are no streams or rivers that exist adjacent to the boundary of the proposed project. In addition, the project being a low density, affordable housing, and residential project will not increase the rate or amount of surface runoff in a manner that result in on-or-off site flooding. The units contained within the overlay contain large amounts of permeable area with low levels of irrigation and permeable structures, such as foundations, driveways, patios, etc.

(b) As explained previous above and in Section 16, the project will not change absorption rates or the rate and amount of surface runoff.

(c) 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). The project area does not contain any levees or dams that pose a threat to the units identified within the project area. In addition, there are no mapped or identified dam inundation areas located within the project area or adjacent to the project site.

(d) The project will not result in changes in the amount of surface water in any water body. As stated herein, the project area does not contain any bodies of water.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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Findings of Fact: (a) The project will not result in a substantial alteration of the present or planned land use of an area. The project proposes a zoning overlay that will be temporary in nature as it will provide an opportunity for the units within the project site to achieve zoning and building code compliance within a window of five (5) years. The project area consists of a variety of land uses which are detailed as follows: Lands subject to Indian Jurisdiction (IND); Light Industrial (LI); Agriculture (AG); Very Low Density Residential (VLDR); Commercial Retail (CR); Rural Community: Estate Density Residential (RC:EDR); Medium Density Residential (MDR). Many of these land uses foresee that single-family residential units will occur as ancillary and supportive uses to the primary uses in many of the above-mentioned land uses, such as an IND, AG, VLDR, RC: EDR, and MDR. In regards to the LI and CR land uses, the ordinance amendment will provide an opportunity for the units contained within these land uses to qualify as existing, but non-conforming land uses, contingent upon the issuance of a building permit.

(b) The project area includes only one property that is located within the City Sphere of Influence (SOI) for the City of Coachella. This site is identified as APN: 763-170-018 and has a Land Use of Agriculture (AG) with a zoning classification of Heavy-Agriculture – 20 acre minimum (A-2-20). This particular parcel will not affect the land use of this SOI as single-family residential land uses are consistent with the underlying land use and zoning, which is consistent with the land use plans under the City of Coachella, as such there is no impact to land uses of an adjacent city.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

28. Planning

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

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

Findings of Fact: The project is temporary in nature and will provide ministerial level permits to approximately 134 single-family mobile home units within the project area. (a) The project will be consistent with the site consistent with the site's existing or proposed zoning. (b) The project will be compatible with existing surrounding zoning. (c) The project will be compatible with existing and planned surrounding land uses. (d) The project will be consistent with the land use designations and policies of the General Plan. (e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No Mitigation Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Necessary

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact: (a) The project will not 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. The project is not located within an area of mapped mineral concentrations. The project area is primarily utilized as an agricultural area with active and fallow agricultural fields. According to the General Plan Multi-purpose Open Space Element, Figure OS-5, the project area is not located within the MRZ-3 area, which is considered low in mineral deposits, as such, there is no impact.

(b) The project will not result in the loss of available a locally-important mineral resource recovery sites delineated on a local general plan, specific plan or other land use plan. The project area has not been identified through County or State records as a locally-important mineral resource recovery site. Typically, agricultural areas and concentrated areas of mineral deemed important for extraction are located in the same vicinity from one another.

(c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. According to the Riverside County General Plan, State records, and on-site inspection, the project area is not located adjacent to any State classified or designated areas.

(d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Again, based upon the best available evidence, no mineral or mining resources existing within the project boundary or adjacent to the project boundary, as such, no impact will occur.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) As identified in Section 23, the project does include some parcels that are located within the Airport Compatibility Land Use Plan (CLUP) for the Thermal airport. A majority of the parcels are located within Compatibility Zones C, D, & E. The units located within the project boundary will not be located within the flight path or the safety zone of this airport and will not be subject to excessive noise levels due to the sporadic nature of the airport activities and the distance from the airport. The project will not expose people residing or working in the project area to excessive noise levels from airport noise. 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.

(b) The project area is not located within the vicinity of any private airport.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project is not located near or adjacent to any existing or planned railroad, as such, no impact will occur due to railroad noise.

Mitigation: No Mitigation Necessary

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Necessary

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project contains several sites that are located near to State Route (SR) 86, which is a Caltrans maintained facility. The units contained within the project area that are not directly adjacent to SR 86 and there is adequate buffer area between the residential units and the highway, as a result there will be no impact from the highway noise.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project will not be located near or adjacent to any other sources of noise. As such, there will be no impact.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: (a) The project will not promote a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. As previously stated herein, the project is residential in nature and the units located within the project area are small single-family mobilehome units, which are not anticipated to promote any increase in the ambient noise levels. (b) The project will not promote a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. As stated in Findings of Fact a), the project is not anticipated to promote any increase in the ambient noise levels (c) The project will not create 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. All land uses are required to comply with Riverside County Ordinance No. 847, which regulates noise in Riverside County. Residential uses, which the project includes, typically do not produce substantial and sustained noise impacts. (d) The project will not create exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project does not include uses that will create the generation of excessive ground-borne vibration or ground-borne noises.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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

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

Findings of Fact: (a) The project will not displace any existing housing. The project provides an opportunity to create housing for the existing population that resides within the lower Coachella Valley. The communities located within the Coachella Valley current suffer from a shortage of affordable housing and combine with the dissolution of Redevelopment Areas by the State of California, this need has grown. This project will provide an opportunity to permit and authorize up to 134 single-family mobilehome units as a permanent source of low income and affordable housing for the region. (b) The project does not create a demand for additional housing as it will not produce a commercial, industrial, or institutional land use that creates a local demand for housing. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will be able to accommodate an existing population that currently resides within unpermitted mobilehome units. (c) As stated above in Findings of Fact a) and b), the project will not displace any residents. There is a potential for an existing unpermitted mobilehome to not be able to meet the County's zoning and building code based upon its size, state, condition, or age. However, if this scenario were to occur, the unit could be replaced with a more compatible unit that does meet code requirements. (d) Pursuant to action taken by the State of California, Redevelopment Areas (RDA) has been dissolved. This project is not located within any area that is covered by the jurisdiction of the Riverside County RDA Successor Agency. (e) The project number of residents that would result from this project is anticipated to be as high 400 residents, which will not exceed the population projects of the Eastern Coachella Valley Area Plan (ECVAP), which has an anticipated build out of 189,646 persons.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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

Findings of Fact: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, 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. The project is residential in nature and will provide the opportunity for existing and unpermitted single-family mobilehome units to achieve zoning and building code compliance. However, the fact that these land uses and structures are not legally permitted in the County does not de-obligate the County of Riverside – Public Services from serving the residents in the event of an emergency. This means that the locations, the size, intensity, demographics, and populations that currently resident within the project area have been considered by the Riverside County Fire Department in their strategic plans and response time assessments, as such the residents and land uses of the project area are already served.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

37. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, 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. The project is residential in nature and will provide the opportunity for existing and unpermitted single-family mobilehome units to achieve zoning and building code compliance. However, the fact that these land uses and structures are not legally permitted in the County does not de-obligate the County of Riverside – Public Services from serving the residents in the event of an emergency. This means that the locations, the size, intensity, demographics, and populations that currently resident within the project area have been considered by the Riverside County Sheriff’s Department in their strategic plans and response time assessments, as such the residents and land uses of the project area are already served.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

38. Schools

Source: Coachella Valley Unified School District, GIS database

Findings of Fact: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, 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. The project is residential in nature and will provide the opportunity for existing and unpermitted single-family mobilehome units to achieve zoning and building code compliance. However, the fact that these land uses and structures are not legally permitted in the County does not de-obligate the County of Riverside – Public Services from serving the residents in the event of an emergency. This means that the locations, the size, intensity, demographics, and populations that currently resident within the project area have been considered by the Coachella Valley Unified School District in their strategic plans and response time assessments, as such the residents and land uses of the project area are already served.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, 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. The project is residential in nature and will provide the opportunity for existing and unpermitted single-family mobilehome units to achieve zoning and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building code compliance. However, the fact that these land uses and structures are not legally permitted in the County does not de-obligate the County of Riverside – Public Services from serving the residents in the event of an emergency. This means that the locations, the size, intensity, demographics, and populations that currently resident within the project area have been considered by the Riverside County Library in their strategic plans and response time assessments, as such the residents and land uses of the project area are already served.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

40. Health Services

<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: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, 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. The project is residential in nature and will provide the opportunity for existing and unpermitted single-family mobilehome units to achieve zoning and building code compliance. However, the fact that these land uses and structures are not legally permitted in the County does not de-obligate the County of Riverside – Public Services from serving the residents in the event of an emergency. This means that the locations, the size, intensity, demographics, and populations that currently resident within the project area have been considered by the Riverside County Hospital and Health Services in their strategic plans and response time assessments, as such the residents and land uses of the project area are already served.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

RECREATION

41. Parks and Recreation

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

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 would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. As stated by Sections 36 through 40 above, the project area and the residents contained within are already served by the existing recreation services and facilities that existing within the lower Coachella Valley. These facilities are already overburdened and currently underserved the community; however, this project will not contribute to an additional increase to this lack of service. As previously mentioned above, the units contained in the proposed zoning overlay exist, and as such, the residents that occupy them already reside in the project area and utilize the existing level of services and facilities. (b) As stated in Findings of Fact a), mentioned above, the project would not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (c) The project is not located within a Community Services Area (CSA) that maintains park and recreational facilities and the project is not subject to Ordinance No. 460 which requires the payment of Quimby Fees.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Circulation Element, Figure C-7, "Bikeways and Trails Plan"

Findings of Fact: The project area does not include any recreational trails and there are no recreational trails located adjacent to the project boundary.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

TRANSPORTATION/TRAFFIC Would the project

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: (a) 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 project is located within a rural and agricultural area of the Lower Coachella Valley. While this area is currently underserved by roadway and circulation infrastructure, the project will only provide the opportunity for existing residential units to come into zoning and building code compliance; the addition of which will not increase the average daily traffic (ADT) counts, cause changes in geometrics or roadway standards that would conflict with County Ordinance No. 460 or the Riverside County Circulation Element.

(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. As mentioned above, in Findings of Fact (a), the project will not increase the current ADT levels of the area or cause changes in roadway standards that would impact County maintained roadways. As such, there will be no impact from the project upon the County's General Plan Circulation Element, which would qualify in this case as the "applicable congestion management program".

(c) The project will not 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. Given that the project area includes existing single-family mobilehome units, the activities and flight patterns of the Thermal Airport, specifically within Compatibility Zones C, D, & E of the Comprehensive Land Use Plan (CLUP) for the airport have not and will continue to be unaffected by the placement of low density, affordable housing, within the vicinity of a public airport.

(d) The project will not alter waterborne, rail or air traffic. As stated above, the project will not have an impact upon the air traffic generated from the Thermal airport, for which certain units are located within Compatibility Zones C, D, & E. In addition, there are no public or private railroads located within the boundary of the project or within the general vicinity; therefore, no impact will occur. In regards to waterborne traffic, there are no such land uses and/or activities located within the project boundary or within the general vicinity; therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project is a residential related project with large lots containing sporadically place single-family mobilehomes. While minor alterations to the ingress and egress points are likely, it is not anticipated that the project will generate the need for redesigned design features or incompatible uses unto the surrounding community.

(f) The project will not cause an effect upon, or a need for new or altered maintenance of roads. Based upon the County's on-site investigation, conducted on February 21, 2013, review of air photos, and additionally, County records, the project do not contain any maintenance roads within the project boundary. However, maintenance roads for the surrounding agricultural fields do exist adjacent to the project boundary. Since the project will only be allowing the individual units to apply for building related permits in an effort to resolve the public health, safety, and welfare concerns of the project, it is not foreseen that the project will impact the existing maintenance roads currently in place to serve the agricultural operations.

(g) The project will not cause an effect upon circulation during the project's construction. The project will only provide the opportunity, through the County's zoning ordinance, to apply for building related permits in an effort to achieve code compliance. Construction of the units within the project area will not be concentrated in one particular area during a fixed duration. Each unit will be rehabilitated over a period of five years and the project area is quite large, which provides an opportunity for circulation to remain unaffected by the construction related impacts of each unit.

(h) The project will not result in inadequate emergency access or access to nearby uses. The units within the project will be required to comply with the California Fire Code, as codified in County Ordinance No. 787, which will prevent any negative impact upon emergency access. The sites are currently accessible to fire person, as they are currently being served; however, the upgrades anticipated to each parcel will enhance the level service that emergency responders can provide to the project's residents, as well as their property.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

44. Bike Trails

Source: Riverside County General Plan Circulation Element, Figure C-7, "Bikeways and Trails Plan"

Findings of Fact: There are no bike trails located within the project area or adjacent to the project boundary.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: (a) The project will not 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. The project area is underserved by a piped potable water system and as such each site is currently served by a well system that provides potable water. However, given the low density nature of the project there is no anticipated need or intention to provide new water treatment facilities to serve the project. Given that the existing well systems are maintained in good working order, there will be no impact. (b) The project will have sufficient water supplies available to serve the project from existing entitlements and resources. As described above, the units identified within the project area are currently served by on-site wells. As also identified in Section 25, the DEH has inspected and is in the process of permitting the existing well systems. This process can occur without approval of the project as it follows the regulations and guidelines set forth by the State of California and the Colorado Water Quality Board and also by the County's authority as a Local Enforcement Agency (LEA). There is no anticipated impact from the need for water supply.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project may require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. The project area is not served by sanitary sewer facilities, which are under the jurisdiction of Imperial Irrigation District (IID). As such, the units included in the project area deliver their wastewater to individual septic systems which are located on-site and include expansion areas. These wastewater systems will be inspected and verified as operational by the Department of Environmental Health once a building permit is filed with the County. In the event that a septic system does not meet the necessary regulations set forth by the Department of Environmental Health or by the Colorado River Water Quality Control Board then the systems may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require rehabilitation or replacement. However, the construction of individual systems for single-family residential units is not considered a construction activity that will cause a significant environmental effect; therefore no mitigation is needed. (b) The project will not 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. As mentioned above in Findings of Fact a), there is no specific entity that authority over the wastewater disposal for the units identified within the project area. Each unit utilizes a septic system and on-site sewage disposal process that has been continually monitored by the Department of Environmental Health. According to the Department's review, the project area does not suffer from a capacity issue in regards to sub-surface waste and wastewater disposal.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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) The project is served by the Riverside County Waste Management District which has sufficient capacity to accommodate the units within the project site. (b) The project does comply with all federal, state, and local statutes and regulations related to solid wastes including the CIWMP. The project is residential in nature and does not produce wastes that are atypical for a residential project. The units within the project area are currently served by the County Waste Management District through its franchises with contract waste haulers. The project will not increase nor decrease the level of service required for solid waste disposal related to the residential use of the project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact: (a) Electricity: The project is currently within the service area of IID and the purveyance of electricity is provided by connection into the service grid from this utility. Some of the units within the boundary of the project have connections into the electrical grid that are not permitted by either the County or IID, the utility. This project seeks to alleviate this public safety concern as electrical permits cannot be issued, pursuant to State law, on a land use that exists, but is non-conforming and unpermitted. Upon adoption of the project, these units will become authorized as a permitted land use and as such, an electrical permit can be applied for with the County of Riverside and the County can issue said permit pending the permit meets all applicable codes and regulations. The County has entered into discussions with IID to provide financial assistance to low income residents that will provide assistance in the cost of necessary upgrades; upgrades that are required to meet building code and protect public health, safety, and welfare.

(b) Natural gas: The units located within the project area are not served by natural gas utilities; rather they are served by individual propane gas tanks. These tanks are under the jurisdiction of the County Fire Department and are inspected at regular intervals.

(c) Communication systems: The project area is not served by communication systems. The project will not require the construction of new systems or the upgrade of existing systems that would cause an environmental effect.

(d) Storm water drainage: The project is located within a rural and agricultural area of the County that is not consistently served by storm water drainage systems. The project will not require the construction of new systems or the upgrade of existing systems that would cause an environmental effect.

(e) Street lighting: The project is located within a rural and agricultural area of the County that is not consistently served by Street lighting systems. The project will not require the construction of new systems or the upgrade of existing systems that would cause an environmental effect.

(f) Maintenance of public facilities, including roads: The project will not substantially degrade public facilities, including roads. The project is currently served by the basic level of public facilities necessary to preserve regional public safety. See Sections 36 through 40 for more information regarding public facilities.

(g) Other governmental services: There are no additional public facilities that will be degraded or required as part of the project.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: (a) The County does not currently have an adopted energy conservation plan and as such, the project will not conflict with any such plan.

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

OTHER

50. Other: N/A

Source: Staff review

Findings of Fact: Not Applicable

Mitigation: No Mitigation Necessary

Monitoring: No Monitoring Necessary

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

52. 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)?

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

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.

Revised: 3/4/2013 12:00 PM
EA 2010.docx

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

February 25, 2013

The Press Enterprise
3450 14th Street
Riverside, CA 92501

RE: Ordinance No. 348.4756 (Coachella Valley Multiple Owners Mobilehome Housing
Overlay Zone)

Date: March 20, 2013

Time: 9:30am

Location: Coachella Valley Water District "Forbes Auditorium"
85-995 Avenue 52
Coachella, CA 92236
(760) 398-2651

ATTN: Legals Department

Enclosed you will find a notice of public hearing to appear one time only in The Press Enterprise on **Friday, March 1, 2013**, in order to comply with Ordinance No. 348 and the California Environmental Quality Act (CEQA).

Please compose this legal advertising without indentation, and the composed copy should fill a complete block inch.

Kindly furnish the affidavits of publication in duplicate and your bill in triplicate to the following: **Transportation and Land Management Agency, Attn: Norma Walls, P.O. Box 1605, Riverside, CA 92502-1605.**

Should you have any questions, please feel free to contact Mary Stark at (951) 955-7436

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Planning Director

Mary Stark, Planning Commission Secretary

Attached: Legal ad

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

February 25, 2013

The Desert Sun
P.O. Box 2734
Palm Springs, CA 92263

RE: Ordinance No. 348.4756 (Coachella Valley Multiple Owners Mobilehome Housing
Overlay Zone)

Date: March 20, 2013

Time: 9:30am

Location: Coachella Valley Water District "Forbes Auditorium"
85-995 Avenue 52
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Very truly yours,

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Carolyn Syms Luna, Planning Director

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Ordinance No. 348 before the RIVERSIDE COUNTY Planning Commission to consider the project shown below:

PROJECT DESCRIPTION: ORDINANCE NO. 348.4756 ("Project") – The Multiple Owners Mobilehome Housing Overlay is a proposed amendment to the County's zoning ordinance that will allow identified properties, with multiple mobilehomes, in the lower Coachella Valley, Mecca, Thermal and the surrounding vicinity that also include multiple owners to apply to the County for building permits so that the owners can fix the public safety and welfare concerns on those properties. The zoning overlay will set forth basic requirements, such as location in an agricultural zoning classification; all owners of the lot must be listed on the deed; at least two of the owners must reside on the lot; and no mobilehome unit on the lot can be held out for rent or lease. The zoning overlay will allow, with building permits, a certain number of mobilehomes contained on the lots, specified in the zoning overlay, to be permitted under their current zone and will provide for permits and procedures in which the public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access can be resolved through the permit process and procedures.

Purpose of Public Hearing: The public hearing is intended to provide an overview of the Ordinance No. 348.4756 solicit public comment from stakeholders, interest groups, and members of the public; and recommend to the Planning Commission to recommend to the Board of Supervisors approval of Ordinance No. 348.4756 and forward the Ordinance Amendment to the Board of Supervisors.

TIME OF HEARING: 9:30am
DATE OF HEARING: March 20, 2013
PLACE OF HEARING: Coachella Valley Water District "Forbes Auditorium"
85-995 Avenue 52
Coachella, CA 92236
(760) 398-2651

For further information regarding this Project, please contact Adam Rush, Project Planner at 951-955-6646 or e-mail arush@rctlma.org. Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission which will consider such comments, in addition to any oral testimony, before providing a recommendation on the proposed Project to the Board of Supervisors.

Be advised that as a result of the public hearing and comment, the Project may amended, in whole or in part.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Adam Rush
P.O. Box 1409, Riverside, CA 92502-1409

Noticia De Audiencia Publica Y intención de adoptar una declaración negativa

UNA AUDIENCIA PUBLICA se ha programado, de acuerdo con pautas expuestas para una Enmienda a la Ordenanza Numero 348 antes a la Comisión de Planificación por un proyecto abajo:

DESCRIPCION DE PROYECTO: Enmienda a la Ordenanza Numero 348.4756 – Zona de Revestimiento de Vivienda de Casa Moviles de Dueños Múltiple es una propuesta de enmienda a la ordenanza de división por zonas del condado que permitirá propiedades identificadas, con multiple casas moviles, en el Valle Coachella, Mecca, Thermal y las cercanías circundantes que también incluyen a dueños múltiples para aplicar al condado para permisos de construccion de modo que los dueños puedan arreglar faltas de seguridad pública y de bienestar en aquellas propiedades.

La zona de revestimiento expondrá requisitos básicos, como la ubicación en una clasificación de zonificación agrícola; todos los dueños del lote deben figurar en la escritura; al menos dos de los propietarios deben residir en el lote; y ninguna unidad de casas móviles en el lote se puede ofrecer para alquiler o arrendamiento. La zona de revestimiento permitirá, con permisos de construcción, un cierto número de casas móviles contenidas en los lotes, especificados en la zona de revestimiento, deben ser permitidos bajo su zona actual y proporcionará para permisos y procedimientos para que los preocupaciones de salud pública, seguridad y bienestar con respecto al agua, eliminación de desechos, electricidad, acceso adecuado para los bomberos (contra incendio), y adecuado acceso legal pueden resolverse a través del proceso de permiso y procedimientos.

Propósito de la audiencia pública: La audiencia pública dará una visión general de la enmienda a la ordenanza no 348.4756, de solicitar comentarios del público de los interesados, grupos de interés, y los miembros del público; y recomendar a la Comisión de Planificación recomendar a los Jueces de Supervisores que aprobar Ordenanza Numero 348.4756 y reenviar la Enmienda a la Mesa de Supervisores.

HORA DE AUDIENCIA: 9:30am
FECHA DE AUDIENCIA: Marzo 20, 2013
LUGAR DE AUDIENCIA: Coachella Valley Water District "Forbes Auditorium"
85-995 Avenue 52, Coachella, CA 92236 (760) 398-2651

Para obtener más información sobre este proyecto, por favor comuníquese con Adam Rush, Project Planner al 951-955-6646 o correo electrónico arush@rctlma.org

Cualquier persona que deseen hacer llegar sus comentarios sobre el proyecto propuesto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública; o, puede aparecer y ser oído en el momento y lugar indicado anteriormente. Todos los comentarios recibidos antes de la audiencia pública se presentarán al Departamento de Planificación que considerará tales comentarios, además de cualquier testimonio oral, antes de proporcionar una recomendación en el Proyecto propuesto a la Comisión de Planificación y la Mesa de Supervisores. El Condado de Riverside Departamento de Planificación ha determinado que el proyecto no tendrá un efecto significativo sobre el medio ambiente y ha recomendado la adopción de una declaración negativa. La Comisión de Planificación tendrá en cuenta el proyecto y la declaración negativa propuesta en la audiencia pública. Tenga en cuenta que como resultado de talleres públicos y comentario, el Director de planificación podrá modificar, en su totalidad o en parte, el proyecto propuesto. En consecuencia, los objetivos, políticas y los programas, dentro del texto del Proyecto propuesto, se pueden cambiar de una manera que no sea específicamente propuesta. Por favor, envíe toda la correspondencia escrita:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Adam Rush

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/26/2013,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Multiple Owner Groups For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

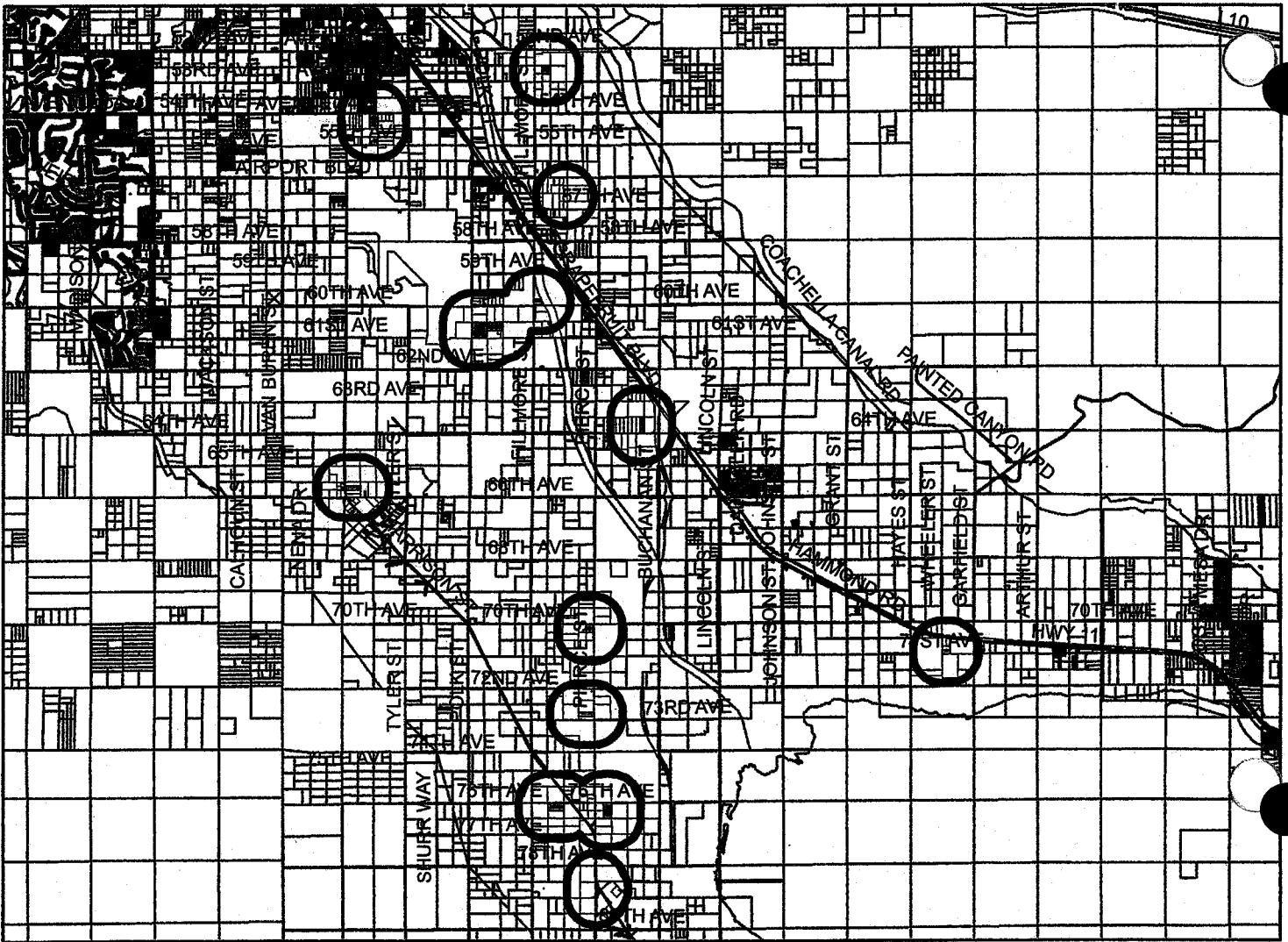
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

MULTIPLE OWNER GROUPS (2400 foot buffer)



Selected Parcels

749-140-004	757-100-002	757-100-012	757-260-012	757-260-010	778-360-014	778-372-003	757-140-012	778-401-003	763-250-029
757-210-022	757-210-005	757-210-015	757-210-017	757-210-024	757-210-020	757-210-025	757-200-003	757-210-021	757-210-023
757-210-004	757-210-018	759-190-002	778-360-010	757-210-006	757-100-015	755-231-007	755-231-006	751-110-022	778-341-002
749-060-020	778-370-023	778-380-027	778-381-013	778-381-001	778-380-020	778-340-020	778-351-010	778-381-015	778-402-002
768-453-003	768-455-003	768-455-004	768-454-003	768-454-004	768-455-005	768-450-005	768-450-010	768-450-015	768-450-020
768-450-022	768-450-014	768-450-017	768-450-007	768-450-008	768-450-021	768-450-006	768-450-011	768-450-012	768-450-016
768-450-004	768-450-009	768-450-013	768-450-018	768-450-019	749-260-008	778-390-003	778-341-004	768-455-002	778-340-017
729-130-018	729-130-016	729-130-017	729-130-019	749-270-006	755-161-014	729-080-031	729-130-012	729-140-011	729-130-026
729-130-022	755-150-004	778-360-008	763-080-040	763-080-038	757-210-013	778-373-004	778-390-008	763-240-017	778-350-006
778-370-041	778-370-032	778-403-004	778-370-020	778-360-012	778-341-001	778-370-022	755-232-001	763-170-006	763-170-021
763-170-022	778-381-014	778-400-007	778-370-012	729-130-023	729-130-024	729-140-001	757-140-049	763-240-031	763-180-002
778-380-014	755-150-020	751-080-012	751-080-011	757-260-011	778-370-017	755-162-010	778-401-014	778-401-016	763-080-003

First 120 parcels shown



10,000 0 10,000 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.

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and
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TIME OF HEARING: 9:30am
DATE OF HEARING: March 20, 2013
PLACE OF HEARING: Coachella Valley Water District "Forbes Auditorium"
85-995 Avenue 52
Coachella, CA 92236
(760) 398-2651

For further information regarding this Project, please contact Adam Rush, Project Planner at 951-955-6646 or e-mail arush@rctlma.org. Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission which will consider such comments, in addition to any oral testimony, before providing a recommendation on the proposed Project to the Board of Supervisors.

Be advised that as a result of the public hearing and comment, the Project may amended, in whole or in part.

Please send all written correspondence to:

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Attn: Adam Rush
P.O. Box 1409, Riverside, CA 92502-1409

Noticia De Audiencia Publica Y intención de adoptar una declaración negativa

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Propósito de la audiencia pública: La audiencia pública dara una visión general de la enmienda a la ordenanza no 348.4756, de solicitar comentarios del público de los interesados, grupos de interés, y los miembros del público; y recomendar a la Comisión de Planificación recomendar a los Jueces de Supervisores que aprobar Ordenanza Numero 348.4756 y reenviar la Enmienda a la Mesa de Supervisores.

HORA DE AUDIENCIA: 9:30am
FECHA DE AUDIENCIA: Marzo 20, 2013
LUGAR DE AUDIENCIA: Coachella Valley Water District "Forbes Auditorium"
85-995 Avenue 52, Coachella, CA 92236 (760) 398-2651

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Adam Rush

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

ASMT: 727020006, APN: 727020006
USA 727
U S DEPARTMENT OF INTERIOR
WASHINGTON DC 21401

ASMT: 729130020, APN: 729130020
JOSE VELASCO
P O BOX 861
MECCA CA 92254

ASMT: 727091002, APN: 727091002
GRIMMWAY ENTERPRISES INC
P O BOX 81498
BAKERSFIELD CA 93389

ASMT: 729130025, APN: 729130025
DIANE ACEVES, ETAL
123 CALLE DE ANDALUCIA
REDONDO BEACH CA 90277

ASMT: 729080031, APN: 729080031
ANTHONY VINEYARDS INC
5512 VALPREDO AVE
BAKERSFIELD CA 93307

ASMT: 729130027, APN: 729130027
SILVERIA VILLALOBOS
81117 DURANGO DR
INDIO CA 92201

ASMT: 729130004, APN: 729130004
YOLANDA VEGA, ETAL
P O BOX 234
MECCA CA 92254

ASMT: 729130038, APN: 729130038
ENTRUST ADMIN
C/O CHARLES HODGES
86705 AVENUE 54 STE A
COACHELLA CA 92236

ASMT: 729130005, APN: 729130005
GLORIA FERNANDEZ, ETAL
P O BOX 2494
INDIO CA 92202

ASMT: 729140024, APN: 729140024
SOFIA NAVARRO, ETAL
P O BOX 276
MECCA CA 92254

ASMT: 729130015, APN: 729130015
PATRICIA OSMANSON
P O BOX 878
COACHELLA CA 92236

ASMT: 729140025, APN: 729140025
ESPERANZA ACEVES, ETAL
P O BOX 326
MECCA CA 92254

ASMT: 729130019, APN: 729130019
ANTHONY VINEYARDS INC
52301 ENTERPRISE WAY
COACHELLA CA 92236

ASMT: 749050011, APN: 749050011
SILVIANO DUARTE
P O BOX 213
COACHELLA CA 92236

ASMT: 749050012, APN: 749050012
NING UMANDAP, ETAL
C/O NING UMANDAP
23806 MISSION PUEBLA
SANTA CLARITA CA 91354

ASMT: 749060004, APN: 749060004
LESLIE FRANKLIN, ETAL
C/O RICKEY E FRANKLIN
P O BOX 191
THERMAL CA 92274

ASMT: 749050013, APN: 749050013
MARIA MATIENZO
C/O VELUR LAND INV INC
P O BOX 5111
SHERMAN OAKS CA 91413

ASMT: 749060007, APN: 749060007
MACHHIANA
P O BOX 21422
LOS ANGELES CA 90021

ASMT: 749050014, APN: 749050014
NORMA RAMIREZ, ETAL
48404 PINTO LN
COACHELLA CA 92236

ASMT: 749060015, APN: 749060015
GUADALUPE HERRERA
63850 PIERCE ST
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1380 CODY CT
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C/O KENT BIOENERGY CORP
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C/O ANTHONY VINEYARDS
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ASMT: 757160003, APN: 757160003
JULIAN GASTELUM, ETAL
C/O JULIAN GASTELUM
P O BOX 3532
PALM DESERT CA 92261

ASMT: 757210009, APN: 757210009
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C/O MARIA A G DE GUTIERREZ
87190 AVENUE 60
THERMAL CA 92274

ASMT: 757230003, APN: 757230003
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59850 FILMORE ST
THERMAL, CA. 92274

ASMT: 757210010, APN: 757210010
JAIME MARQUEZ, ETAL
48352 PINTO LN
COACHELLA CA 92236

ASMT: 757230004, APN: 757230004
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P O BOX 1341
THERMAL CA 92274

ASMT: 757210011, APN: 757210011
NELSON HINCHEN
C/O LONA STITT
5723 7TH AVE
LOS ANGELES CA 90043

ASMT: 757230005, APN: 757230005
OASIS DATE GARDENS
P O BOX 757
THERMAL CA 92274

ASMT: 757210012, APN: 757210012
PATRICIA NEAL, ETAL
C/O PATRICIA NEAL
27925 ROCKWOOD AVE
MORENO VALLEY CA 92555

ASMT: 757230008, APN: 757230008
MARIA ROJAS, ETAL
45210 DESERT VIEW CT
LA QUINTA CA 92253

ASMT: 757210013, APN: 757210013
ALLIE ROUGHELY, ETAL
C/O NAPOLEON THOMPSON
46654 CARNATION CT
INDIO CA 92201

ASMT: 757260008, APN: 757260008
PEDRO MONREAL
440 S EL CIELO RD STE 20
PALM SPRINGS CA 92262

ASMT: 757210016, APN: 757210016
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59800 POLK ST
THERMAL, CA. 92274

ASMT: 757260011, APN: 757260011
BEVERLY KIRKPATRICK
5244 WHITAKER AVE
ENCINO CA 91316

ASMT: 757230001, APN: 757230001
ROBERT LOWER
P O BOX 201
THERMAL CA 92274

ASMT: 757260012, APN: 757260012
BARTI VAIDYA, ETAL
8687 GRAND AVE
YUCCA VALLEY CA 92284

ASMT: 757260017, APN: 757260017
GLORIA ARIAS, ETAL
P O BOX 342
THERMAL CA 92274

ASMT: 757270010, APN: 757270010
E GILLIN
725 CHANTRY CIR
SIMI VALLEY CA 93065

ASMT: 757260018, APN: 757260018
PEDRO MONREAL
47508 SEVILLE ST
INDIO CA 92201

ASMT: 757270011, APN: 757270011
GOLDEN ACRE FARMS INC
P O BOX 371
THERMAL CA 92274

ASMT: 757270001, APN: 757270001
PATRICIA ORTIZ, ETAL
C/O JEFFREY BECKER
40 S OAK ST
VENTURA CA 93001

ASMT: 757270012, APN: 757270012
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INDIO CA 92201

ASMT: 757270002, APN: 757270002
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ASMT: 757270003, APN: 757270003
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ASMT: 757280007, APN: 757280007
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C/O MARC ANDREW ZAHLER
13780 HIDALDO ST
DSRT HOT SPG CA 92240

ASMT: 757270005, APN: 757270005
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ADAM COLLINS
87260 AVENUE 62
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ASMT: 757280020, APN: 757280020
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82659 MOUNTAIN VIEW
INDIO CA 92201

ASMT: 757270006, APN: 757270006
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87350 AVENUE 62ND
THERMAL CA 92274

ASMT: 757280021, APN: 757280021
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P O BOX 343
THERMAL CA 92274

ASMT: 757280023, APN: 757280023
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C/O MARK ANDREW ZAHLER
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DSRT HOT SPG CA 92240

ASMT: 759190002, APN: 759190002
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

ASMT: 757280024, APN: 757280024
JUANITA HUERTA, ETAL
C/O JUANITA HUERTA
P O BOX 1476
THERMAL CA 92274

ASMT: 759190003, APN: 759190003
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

ASMT: 757280026, APN: 757280026
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60950 FILLMORE ST
THERMAL, CA. 92274

ASMT: 759190008, APN: 759190008
KOHL RANCH II
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

ASMT: 757280032, APN: 757280032
CHOCOLATE MOUNTAIN FARMS
C/O SCOTT CUNINGHAM
53153 JACKSON ST
COACHELLA CA 92236

ASMT: 759190009, APN: 759190009
JTM LAND CO
C/O TOWER ENERGY GROUP
1983 W 190TH ST
TORRANCE CA 90504

ASMT: 757280035, APN: 757280035
MARJEN PROP
C/O REG WHYTE
R R 2
COCHRANE AB CANADA T4C1A2

ASMT: 763080003, APN: 763080003
BROOKFIELD CALIF LAND HOLDINGS
1522 BROOKHOLLOW STE 1
SANTA ANA CA 92705

ASMT: 757280036, APN: 757280036
CHOCOLATE MOUNTAIN FARMS
4215 S DAHLIA ST
ENGLEWOOD CO 80113

ASMT: 763080015, APN: 763080015
ELOISA COVARRUBIAS
32425 AURORA VISTA
CATHEDRAL CITY CA 92334

ASMT: 759100013, APN: 759100013
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C/O REAL ESTATE DIVISION
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ASMT: 763080040, APN: 763080040
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P O BOX 40
THERMAL CA 92274

ASMT: 763150014, APN: 763150014
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ASMT: 763080041, APN: 763080041
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INDIO CA 92203

ASMT: 763150015, APN: 763150015
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THERMAL CA 92274

ASMT: 763080042, APN: 763080042
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C/O LETICIA DELARA
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ASMT: 763150018, APN: 763150018
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C/O JACKIE A REYES
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COACHELLA, CA. 92236

ASMT: 763080043, APN: 763080043
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COACHELLA CA 92236

ASMT: 763150028, APN: 763150028
ASSOC, ETAL
41743 N ENTERPRISE 207
TEMECULA CA 92590

ASMT: 763100010, APN: 763100010
JOHN CALANDRI FARMS INC
6135 WEST AVENUE M8
PALMDALE CA 93551

ASMT: 763150029, APN: 763150029
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 763100016, APN: 763100016
RACHEL CHESLER, ETAL
P O BOX 386
PALM DESERT CA 92211

ASMT: 763160007, APN: 763160007
D INV INC, ETAL
C/O DANIEL C DUNCAN
10409 REDBRIDGE WAY
BAKERSFIELD CA 93311

ASMT: 763150013, APN: 763150013
DESERT HIGHLANDS ASSOC
C/O LANCE TEREN
26342 OSO PKWY STE 201
MISSION VIEJO CA 92691

ASMT: 763160010, APN: 763160010
BERTHA HOLLAND, ETAL
50041 CORONADO
COACHELLA CA 92236

ASMT: 763160011, APN: 763160011
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C/O JOHN W ALLCHIN
P O BOX 1100
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ASMT: 763180008, APN: 763180008
COCOPAH NURSERIES INC
81880 ARUS AVE
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ASMT: 763170008, APN: 763170008
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ASMT: 763180002, APN: 763180002
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P O BOX 248
THERMAL CA 92274

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78170 CALLE CADIZ
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ASMT: 763180003, APN: 763180003
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81880 ARUS ST
INDIO CA 92201

ASMT: 763230006, APN: 763230006
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90610 AVENUE 81
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ASMT: 763230007, APN: 763230007
VICTOR TREVINO, ETAL
C/O HELEN TREVINO
54317 SHADY LN
THERMAL CA 92274

ASMT: 763230021, APN: 763230021
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C/O PAUL LUNDEEN
P O BOX 1745
LA QUINTA CA 92247

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85625 AVENUE 54
THERMAL, CA. 92274

ASMT: 763230022, APN: 763230022
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SANTA ANA CA 92701

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ARCADIA CA 91007

ASMT: 763230026, APN: 763230026
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86110 COURTE STELLA
COACHELLA CA 92236

ASMT: 763230014, APN: 763230014
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P O BOX 110
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ASMT: 763230029, APN: 763230029
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80094 DURWENT DR
INDIO CA 92203

ASMT: 763230015, APN: 763230015
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1072 DATE AVE
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ASMT: 763230030, APN: 763230030
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THERMAL CA 92274

ASMT: 763230017, APN: 763230017
ROBERTS REAL ESTATE INV INC
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ASMT: 763230031, APN: 763230031
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INDIO CA 92201

ASMT: 763230032, APN: 763230032
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85105 AVENUE 54
THERMAL CA 92274

ASMT: 763240010, APN: 763240010
MA MORA, ETAL
84577 CALLE GREGORIO
COACHELLA CA 92236

ASMT: 763230033, APN: 763230033
JORGE TORRES
53560 CALHOUN ST
COACHELLA CA 92236

ASMT: 763240011, APN: 763240011
LUIS SANCHEZ
84831 VIA CONCHILLA
COACHELLA CA 92236

ASMT: 763230034, APN: 763230034
MONICOR
C/O MONARCH GROUP
39755 BERKEY DR STE A
PALM DESERT CA 92211

ASMT: 763240012, APN: 763240012
JAVIER RIVERA, ETAL
85100 AVENUE 55
THERMAL, CA. 92274

ASMT: 763240002, APN: 763240002
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232 SUMMIT AVE
REDLANDS CA 92373

ASMT: 763240013, APN: 763240013
MARIA ISLAS, ETAL
51705 GENOA
COACHELLA CA 92236

ASMT: 763240006, APN: 763240006
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54684 HARRISON ST
THERMAL CA 92274

ASMT: 763240017, APN: 763240017
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85300 AVENUE 55
THERMAL, CA. 92274

ASMT: 763240007, APN: 763240007
POMPOSA GARCIA
73282 HWY 111 NO 101
PALM DESERT CA 92260

ASMT: 763240023, APN: 763240023
POMPOSA GARCIA
68832 GROVE ST
CATHEDRAL CY CA 92234

ASMT: 763240009, APN: 763240009
AGAPITO LORENZO CAVAZOS, ETAL
54868 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 763240029, APN: 763240029
FELICITOS ESPINOZA, ETAL
54694 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 763240030, APN: 763240030
SERVANDO SANCHEZ, ETAL
85400 AVENUE 55
THERMAL, CA. 92274

ASMT: 763250005, APN: 763250005
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85325 AVENUE 55
THERMAL, CA. 92274

ASMT: 763240031, APN: 763240031
YOLANDA SANCHEZ, ETAL
52094 PRIMITIVO DR
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ASMT: 763250007, APN: 763250007
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78730 AVENIDA LA JARITA
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ASMT: 763240032, APN: 763240032
NORMA MORENO, ETAL
48870 VIA ESTACIO
INDIO CA 92201

ASMT: 763250008, APN: 763250008
GINO AIELLI
602 SEABREEZE DR
SAN CLEMENTE CA 92672

ASMT: 763240033, APN: 763240033
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COACHELLA CA 92236

ASMT: 763250027, APN: 763250027
PETER RABBIT FARMS INC
85810 GRAPEFRUIT BLVD
COACHELLA CA 92236

ASMT: 763240034, APN: 763240034
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INDIO CA 92201

ASMT: 763250029, APN: 763250029
AITCHISON III, ETAL
C/O KATHY WEISS
2007 BRADHOFF AVE
SAN LEANDRO CA 94577

ASMT: 763240035, APN: 763240035
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54955 SHADY LN
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ASMT: 763250030, APN: 763250030
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C/O DIRK HERMANN
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LAKE FOREST CA 92630

ASMT: 763240036, APN: 763240036
MICHELLE MCLEOD, ETAL
C/O MICHELLE S MCLEOD
865 TUMBLEWEED LN
FALLBROOK CA 92028

ASMT: 763250036, APN: 763250036
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1700 GROWEST AVE
RIVERSIDE CA 92504

ASMT: 763250038, APN: 763250038
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C/O HENRY SIQUEIROS
85220 AVENUE 55
THERMAL CA 92274

ASMT: 768455005, APN: 768455005
ANNA GALFAIAN, ETAL
1120 MOUNTBATTEN DR
GLENDALE CA 91207

ASMT: 763370005, APN: 763370005
RANCHO COACHELLA PROP
1570 LINDA VISTA DR
SAN MARCOS CA 92069

ASMT: 778320006, APN: 778320006
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C/O RUBEN & EUSTOLIA AGUILAR
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82129 MOUNTAIN VIEW
INDIO CA 92201

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ASMT: 763370011, APN: 763370011
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ASMT: 778331005, APN: 778331005
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COACHELLA, CA. 92236

ASMT: 763370014, APN: 763370014
COACHELLA VALLEY UNIF SCH DIST, ETAL
C/O CAREY CARLSON
87225 CHURCH ST
THERMAL CA 92274

ASMT: 778331006, APN: 778331006
NORMA CASTRO, ETAL
1314 PALMERA AVE
SALINAS CA 93905

ASMT: 763370019, APN: 763370019
ROLLING CAMEL RANCHES INC
P O BOX 1410
COACHELLA CA 92236

ASMT: 778340002, APN: 778340002
JUANA BELTRAN, ETAL
53326 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 768450024, APN: 768450024
MARJAN DEV INC
C/O BANK OF YORBA LINDA
1700 ADAMS AVE NO 100
COSTA MESA CA 92626

ASMT: 778340003, APN: 778340003
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53352 CALLE BONITA
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ASMT: 778340004, APN: 778340004
IGNACIO BARAJAS
53378 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778340011, APN: 778340011
DOLORES VALENZUELA
53489 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778340005, APN: 778340005
NINFA SANDOVAL
53404 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778340012, APN: 778340012
SILVIA CIARIACO
53463 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778340006, APN: 778340006
ISELA NAVARRETE, ETAL
84471 AVENUE 51 NO B203
COACHELLA CA 92236

ASMT: 778340013, APN: 778340013
BLANCA GARCIA, ETAL
53427 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778340007, APN: 778340007
BIATRIZ RAMIREZ, ETAL
83399 PLUMA DORADO CT
COACHELLA CA 92236

ASMT: 778340014, APN: 778340014
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ASMT: 778340008, APN: 778340008
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COACHELLA, CA. 92236

ASMT: 778340009, APN: 778340009
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53508 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778340016, APN: 778340016
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53351 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778340010, APN: 778340010
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53515 CALLE BELLA
COACHELLA, CA. 92236

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ASMT: 778340018, APN: 778340018
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COACHELLA, CA. 92236

ASMT: 778340025, APN: 778340025
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84482 RUEBENS WAY
COACHELLA CA 92236

ASMT: 778340019, APN: 778340019
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53350 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778341001, APN: 778341001
ASSAD DARAWAL
27 SUMMER SKY CIR
RANCHO MIRAGE CA 92270

ASMT: 778340020, APN: 778340020
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53374 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778341002, APN: 778341002
MARIA PAZ, ETAL
85289 CALLE NINOS
COACHELLA, CA. 92236

ASMT: 778340021, APN: 778340021
JESUS MANRIGUEZ
53400 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778341003, APN: 778341003
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85255 CALLE NINOS
COACHELLA, CA. 92236

ASMT: 778340022, APN: 778340022
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83805 AVENIDA VERANO
COACHELLA CA 92236

ASMT: 778341004, APN: 778341004
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85221 CALLE NINOS
COACHELLA, CA. 92236

ASMT: 778340023, APN: 778340023
FRANCISCA QUINTERO
53464 CALLE BELLA
COACHELLA, CA. 92236

ASMT: 778341005, APN: 778341005
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85153 CALLE NINOS
COACHELLA, CA. 92236

ASMT: 778340024, APN: 778340024
GRACIELA DURAN, ETAL
53490 CALLE BELLA
COACHELLA CA 92236

ASMT: 778341006, APN: 778341006
NAHUM CRUZ
C/O LETICIA CRUZ
85119 CALLE NINOS
COACHELLA, CA. 92236

ASMT: 778341007, APN: 778341007
LETICIA IBARRA, ETAL
85111 CALLE NINOS
COACHELLA, CA. 92236

ASMT: 778341014, APN: 778341014
RODRIGO R
85085 CALLE FELIZ
COACHELLA, CA. 92236

ASMT: 778341008, APN: 778341008
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53509 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778342005, APN: 778342005
ROSALVA ISIDORO
53379 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778341009, APN: 778341009
ANA ZAMORA, ETAL
53483 CALLE BONITA
COACHELLA CA 92236

ASMT: 778350004, APN: 778350004
LAURA ZAMORA
53182 CALLE LA PAZ
COACHELLA, CA. 92236

ASMT: 778341010, APN: 778341010
ALMA RUIZ, ETAL
53457 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778350005, APN: 778350005
EVANGELINA ALVARADO
53206 CALLE LA PAZ
COACHELLA, CA. 92236

ASMT: 778341011, APN: 778341011
ISAIAS RODRIGUEZ, ETAL
53431 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778350006, APN: 778350006
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53250 CALLE LA PAZ
COACHELLA, CA. 92236

ASMT: 778341012, APN: 778341012
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53405 CALLE BONITA
COACHELLA, CA. 92236

ASMT: 778350007, APN: 778350007
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53274 CALLE LA PAZ
COACHELLA, CA. 92236

ASMT: 778341013, APN: 778341013
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53324 CALLE LA PAZ
COACHELLA, CA. 92236

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JUANITA VELASQUEZ
53502 CALLE LA PAZ
COACHELLA, CA. 92236

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MARIA ZARAGOZA, ETAL
53348 CALLE LA PAZ
COACHELLA, CA. 92236

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AURORA RUBIO, ETAL
53526 CALLE LA PAZ
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CLAUDIA RAMIREZ
53382 CALLE LA PAZ
COACHELLA, CA. 92236

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53221 CALLE LA PAZ
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53406 CALLE LA PAZ
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53195 CALLE LA PAZ
COACHELLA, CA. 92236

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53430 CALLE LA PAZ
COACHELLA, CA. 92236

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53220 CALLE ESTRELLA
COACHELLA, CA. 92236

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53454 CALLE LA PAZ
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53377 CALLE LA PAZ
COACHELLA, CA. 92236

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COACHELLA CA 92236

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53325 CALLE LA PAZ
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53429 CALLE LA PAZ
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53245 CALLE LA PAZ
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ASMT: 778360019, APN: 778360019
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COACHELLA, CA. 92236

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85610 VIA TEPEYAC
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53255 CALLE SOLEDAD
COACHELLA, CA. 92236

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85634 VIA TEPEYAC
COACHELLA, CA. 92236

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53231 CALLE SOLEDAD
COACHELLA, CA. 92236

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53161 TEPEYAC CT
COACHELLA, CA. 92236

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53207 CALLE SOLEDAD
COACHELLA, CA. 92236

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MARIA SORIA, ETAL
53184 TEPEYAC CT
COACHELLA, CA. 92236

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MARIA BARAJAS, ETAL
53183 CALLE SOLEDAD
COACHELLA, CA. 92236

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MARCELA YANEZ, ETAL
53181 SHADY LN
COACHELLA, CA. 92236

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ALEJANDRINA DIAZ, ETAL
85562 VIA TEPEYAC
COACHELLA, CA. 92236

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53186 SHADY LN
COACHELLA, CA. 92236

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ARCELIA SALAZAR, ETAL
85586 VIA TEPEYAC
COACHELLA, CA. 92236

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53210 SHADY LN
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53402 SHADY LN
COACHELLA, CA. 92236

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53258 SHADY LN
COACHELLA, CA. 92236

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85757 DIEGO CT
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85733 DIEGO CT
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85758 VIA MISIONERO
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COACHELLA, CA. 92236

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ASMT: 778400021, APN: 778400021
LORENE DELGADO, ETAL
53925 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778401007, APN: 778401007
NOEMI MADERO
53798 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401001, APN: 778401001
VIDAL MARTINEZ
53846 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401008, APN: 778401008
JASON TOTTEN
53790 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401002, APN: 778401002
MARICELA SANDOVAL
53838 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401009, APN: 778401009
PEDRO CORNEJO
53782 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401003, APN: 778401003
ADRIANA TREVINO
53830 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401010, APN: 778401010
OSWALDO CUEVAS
53774 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401004, APN: 778401004
ESTELLA ARROYO
53822 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401014, APN: 778401014
BRENDA CAMPOS
53797 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778401005, APN: 778401005
ADRIANA ACEVES, ETAL
53814 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401015, APN: 778401015
RAYMUNDO GUERRERO
53805 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778401006, APN: 778401006
RODOLFO ORTEGA
53806 CALLE BALDERAS
COACHELLA, CA. 92236

ASMT: 778401016, APN: 778401016
BRIAN WATSON
53813 CALLE SANBORN
COACHELLA CA 92236

ASMT: 778401017, APN: 778401017
TIFFANY LARA, ETAL
53821 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402004, APN: 778402004
MARIA SANCHEZ
53822 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778401018, APN: 778401018
ROBERT BEAGLE
40530 CORTE LOS PAJAROS
INDIO CA 92203

ASMT: 778402005, APN: 778402005
BUDDY PAOLI
53814 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778401019, APN: 778401019
JAIME GASTELUM
53837 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402006, APN: 778402006
MARIE GONZALEZ, ETAL
53806 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778401020, APN: 778401020
RAFAEL GONZALEZ
53845 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402007, APN: 778402007
JOSE RODRIGUEZ
53798 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402001, APN: 778402001
DOLORES RAMIREZ
53846 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402008, APN: 778402008
KATHY EPPS, ETAL
53790 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402002, APN: 778402002
RAFAEL DERUEDA, ETAL
53838 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403001, APN: 778403001
GLORIA ARROYO, ETAL
53866 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778402003, APN: 778402003
MARIA DECASTRO, ETAL
53830 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403002, APN: 778403002
LAURA OROZCO, ETAL
53874 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403003, APN: 778403003
CARLA ZARAGOZA, ETAL
53882 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778415008, APN: 778415008
CITY OF COACHELLA
1515 6TH ST
COACHELLA CA 92236

ASMT: 778403004, APN: 778403004
PATRICIA ARAUJO, ETAL
53890 CALLE SANBORN
COACHELLA, CA. 92236

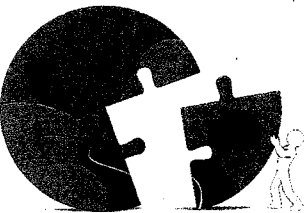
ASMT: 778403005, APN: 778403005
IGNACIA NAVARRETE, ETAL
53898 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403006, APN: 778403006
JOHANA ROCHA
53906 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403007, APN: 778403007
PATRICIA HERNANDEZ
53914 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403008, APN: 778403008
YOLANDA VASQUEZ
53922 CALLE SANBORN
COACHELLA, CA. 92236

ASMT: 778403014, APN: 778403014
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 302
CORONA CA 92879



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.

Ordinance No. 348.4756
Project Title/Case Numbers

Adam Rush
County Contact Person

(951) 955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 12th Floor, Riverside, Ca 92502
Address

Eastern Coachella Valley Area Plan (ECVAP)/4th Supervisorial District/Lower Coachella Valley Zoning District

Project Location
The proposed project intends to amend County Ordinance No. 348 in order to establish an overlay zone throughout the Eastern Coachella Valley Area Plan (ECVAP). The purpose of the overlay zone will be to provide a limited amount of time for existing and non-conforming housing units to come into code compliance. These units are currently unpermitted and there are no opportunities under Federal, State, or Local Ordinances or Regulations that would allow these units to exist due to unique nature of the housing situation. The Project is generally located within the Eastern Coachella Valley Area Plan and the Lower Coachella Valley Zoning District. The identified sites are bisected by State Route (SR) 86 and are generally bounded by Avenue 52 to the north and Avenue 80 to the south.
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:

- The project WILL NOT have a significant effect on the environment.
- A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
- Mitigation measures WERE NOT made a condition of the approval of the project.
- A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
- A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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 Principal Planner Title Date

Date Received for Filing and Posting at OPR: _____

M/ar
Revised 3/04/2013
Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZRCZ00MH ZCFG

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Ordinance No. 348.4756

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Principal Planner Date: March 20, 2013

Applicant/Project Sponsor: County of Riverside Date Submitted: February 25, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The 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 Adam Rush at (951) 955-6646

Revised: 03/04/2013
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Please charge deposit fee case#: ZRCZ00MH ZCFG

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