

FORM APPROVED COUNTY COUNSEL 9/22/14
 BY: GREGORY P. PRIAMOS DATE

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

711B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
 September 10, 2014

SUBJECT: CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601 / ORDINANCE NO. 348.4792 – Fast Track Authorization No. 2010-03 – Intent to Adopt Negative Declaration – Applicant: Operation Safehouse, Inc. – Fourth/Fourth Supervisorial District – REQUEST: Change of Zone amending the zoning classification for the subject property from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone. Tentative Parcel Map No. 36601 is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, and existing 3,292 square foot education and facilities building as well as a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for an existing emergency youth center. No new use, construction or development is proposed within the existing emergency youth center buildings.

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42608** based on the findings incorporated in the attached initial study, the attached staff report, and the conclusion that the project will not have a significant effect on the environment; and,

Initials
 JCP:jo

(continued on next page)

Juan C. Perez, TLMA Director/
 Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and Ordinance 348.4792 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Tavaglione, Stone and Ashley
 Nays: None
 Absent: Benoit
 Date: October 28, 2014
 xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-1

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7803 / Tentative Parcel Map No. 36601 (FTA No. 2010-03)**

DATE: September 10, 2014

PAGE: 2 of 3

2. **APPROVE CHANGE OF ZONE NO. 7803**, amending the zoning classification for the subject property from One-Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone in accordance with Exhibit #3, subject to the adoption of the Ordinance, and based upon the findings and conclusions incorporated in the staff report; and,
3. **APPROVE TENTATIVE PARCEL MAP NO. 36601**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
4. **ADOPT ORDINANCE NO. 348.4792** amending the zoning in the Thousand Palms District shown on Map No. 40.045 Change of Zone No. 7803, attached hereto and incorporated herein by reference.

BACKGROUND:

Tentative Parcel Map. No. 36601 (PM36601) is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units including a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for the existing emergency youth center, SafeHouse of the Desert is located on the parcel. Specifically, the commercial condominium map would consist of three separate units: the existing 8,669 square foot residence building, the existing 4,257 square foot administration building, and the 3,292 square foot education and facilities Building, as well as a common area. In 2005, the County previously approved a Public Use Permit (PUP 876) over the entire existing one acre parcel for the emergency youth center which provides emergency shelter and services to children ages 12 to 17 in crisis situations. No new use, construction, or development is proposed within the existing emergency youth center buildings.

The applicant, Operation Safehouse, Inc., has proposed PM36601 for its own financing purposes and has indicated that it intends to maintain ownership of all three condominium units and the common area. However, while the applicant may only intend to use the parcel map to secure financing, the parcel map must still satisfy all requirements of the Subdivision Map Act and Ordinance No. 460 because the County cannot limit future subdivisions or prevent the applicant from selling the property once the map is approved and recorded.

In order to consider the applicant's proposal to divide the existing buildings into three separate condominium units, the County has required submittal of PM36601, a schedule E parcel map, along with a condominium plan to be processed as a "Planned Commercial Development" (PCD) in accordance with Ordinance No. 460. To accommodate the PCD, the project includes a proposed zone change from existing One Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone so as to meet the zoning requirements of Ordinance No. 348. Planned Commercial Developments are permitted in the C-1/C-P zone provided that a land division is approved pursuant to Ordinance No. 460. Planned Commercial Developments are not a permitted use in the R-1 zone. The PCD is the "vehicle" in which the applicant can achieve consistency with County Subdivision Ordinance No. 460 and County Zoning Ordinance No. 348.

To address the concerns above, staff recommends that PM36601 be conditioned so that all existing conditions of approval (COAs) for the existing emergency youth center buildings previously approved under PUP 876 shall continue to apply to all parcels and units created by PM36601 (COA 10.Planning.8 – PUP 876 Conditions Still Apply). Further, that no new uses, development or construction shall be allowed within the existing buildings (COA 10.Planning.9 – No New Construction), other than for typical repairs and/or maintenance.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7803 / Tentative Parcel Map No. 36601 (FTA No. 2010-03)**

DATE: September 10, 2014

PAGE: 3 of 3

Additionally, staff recommends conditioning PM36601 to require that Covenants, Conditions and Restrictions (CC&Rs) be recorded on the property requiring the establishment of a property owners' association to manage and maintain the landscape area and common area (COA 50.Planning.13 and 14), reciprocal access for ingress/egress and parking (COA 50.Planning.15 – CC&R Reciprocal Easement), and as well as language in the CC&Rs making clear that all existing conditions related to Public Use Permit No. 876 shall still apply to all parcels and units created by PM36601. The CC&Rs are subject to approval by County Counsel prior to recordation of the parcel map.

Project issues have been resolved based on findings/conclusions in the attached staff report and the attached recommended conditions of approval. No public comment has been received on the proposed project to date.

Impact on Citizens and Businesses

The impact on the local citizens and businesses is not anticipated to change since the proposed parcel map does not involve new construction or changes to the existing emergency youth center buildings which are already constructed and occupied. The parcel map is limited to 3 building/condominium unit footprints and common area and is conditioned to comply with PUP 876 which was previously entitled.

SUPPLEMENTAL:

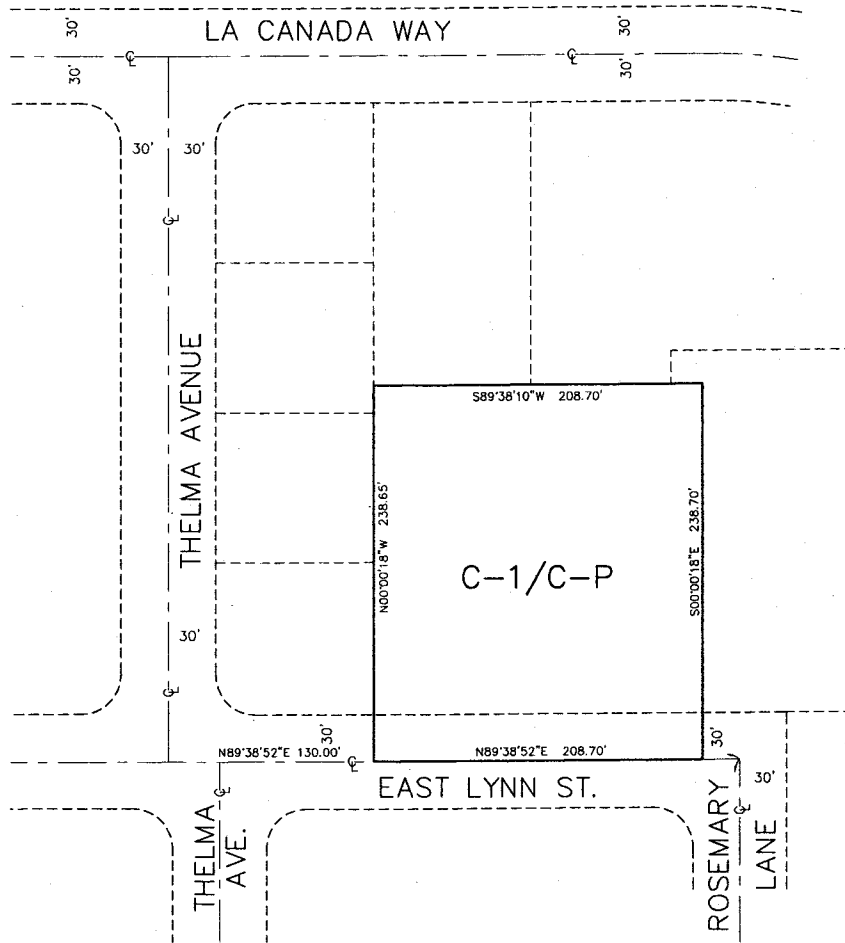
Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

SW 1/4, SE 1/4, SEC. 18, T.4S., R.6E., S.B.M.



LEGEND

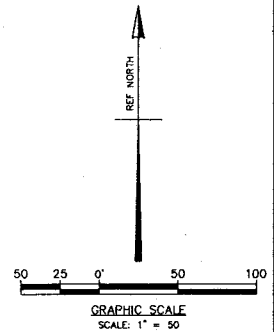
C-1/C-P GENERAL COMMERCIAL

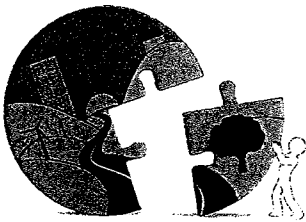
MAP NO. 40.045

CHANGE OF OFFICIAL ZONING PLAN THOUSAND PALMS DISTRICT

CHANGE OF ZONE CASE NO. 7803
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4792

DATE _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

10/29/14

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

77588 El Duna Ct.
Palm Desert, California 92211

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

EA42608 / CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601

Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

760-863-7050
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Operation Safe House, Inc.
Project Applicant

9685 Hayes Street Riverside, CA 92503
Address

North of East Lynn Street, east of Thelma Avenue, and west of Monte Vista Way in Thousand Palms.
Project Location

Change of Zone from One Family Dwellings R-1 to General Commercial C-1/C-P; Tentative Parcel Map to subdivide one (1) acre into three (3) condominium units including common area (Schedule E) as a Planned Commercial Development (PCD).
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 (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
- 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.
- Findings were made pursuant to the provisions of CEQA.

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

Board Assistant
Title

10/28/14
Date

Date Received for Filing and Posting at OPR: _____

DWdm Revised 8/13/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42608

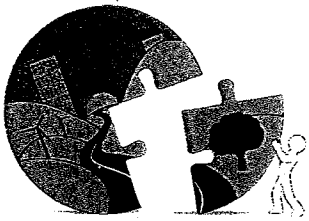
ZCFG05984

FOR COUNTY CLERK'S USE ONLY

OCT 28 2014

16-1

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601

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: Jay Olivas Title: Project Planner Date: September 10, 2014

Applicant/Project Sponsor: Operation Safehouse, Inc. Date Submitted: July 22, 2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *[Signature]* Date: 10/28/14

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

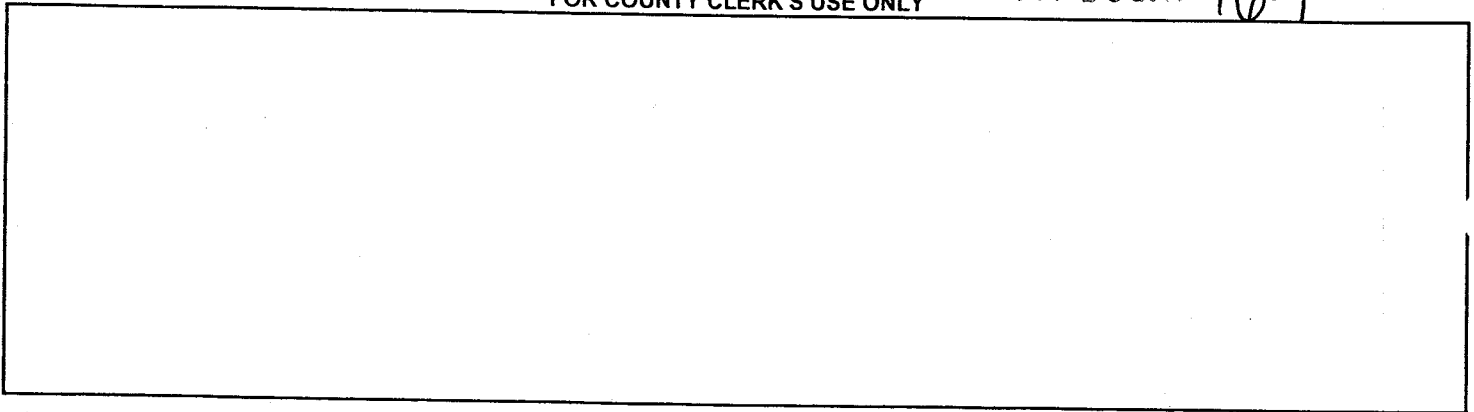
For additional information, please contact Jay Olivas, Project Planner at 760-863-7050.

Revised: 8/14/14
Y:\Planning Case Files-Riverside office\PM36601\BOS\Negative Declaration.docx

Please charge deposit fee case#: ZEA42608 ZCFG05984

FOR COUNTY CLERK'S USE ONLY

OCT 28 2014 16-1



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1306770

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

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

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

Received from: PSOMAS & ASSOCIATES
paid by: CK 88 EA42608 \$50.00
paid towards: CFG05984 CALIF FISH & GAME: DOC FEE
at parcel: 72710 EAST LYNN ST THOU
appl type: CFG3

By _____ Jul 22, 2013 12:29
MGARDNER posting date Jul 22, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1409924

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

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

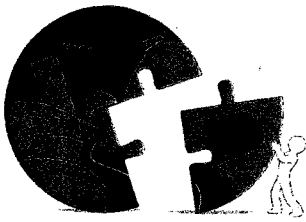
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PSOMAS & ASSOCIATES
paid by: AE 236705 EA42608 FOR PM36601 \$2,181.25
paid towards: CFG05984 CALIF FISH & GAME: DOC FEE
at parcel: 72710 EAST LYNN ST THOU
appl type: CFG3

By MGARDNER Sep 10, 2014 13:40
posting date Sep 10, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Clerk's Copy

Juan C. Perez
Interim Planning Director

711B
10-28-14

DATE: September 10, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: CHANGE OF ZONE NO. 7803 / TENTATIVE PARCEL MAP NO. 36601 (NEGATIVE DECLARATION - 20 DAY NOTICE) (FTA No. 2010-03)
(Charge your time to these case numbers)

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 and Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG5984)

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

**3 Extra sets were taken to:
Clerk of the Board**

RECEIVED
SEP 18 2014
COUNTY COUNSEL

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth/Fourth
Project Planner: Jay Olivas
Board of Supervisors:

CHANGE OF ZONE NO. 7803
TENTATIVE PARCEL MAP NO. 36601
(FTA No. 2010-03)
E.A. Number: 42608
Applicant: Operation Safe House, Inc.
Engineer/Rep: PSOMAS

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7803 proposes to amend the zoning classification for the subject property from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone.

Tentative Parcel Map No. 36601 is a Schedule E parcel map and proposes to divide one (1) acre into three (3) commercial condominium units including a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for the existing emergency youth center, Safe House of the Desert is located on the parcel. Specifically, the commercial condominium map would consist of three separate units: the existing 8,669 square foot residence building, the existing 4,257 square foot administration building, and the existing 3,292 square foot education and facilities building, as well as a common area. In 2005, the County previously approved a Public Use Permit (PUP 876) over the entire existing one acre parcel for the emergency youth center which provides emergency shelter and services to children ages 12 to 17 in crisis situations. No new use, construction, or development is proposed within the existing emergency youth center buildings.

The project is located in the Western Coachella Valley Area Plan in Thousand Palms: more specifically, northerly of East Lynn Street, easterly of Thelma Avenue, and westerly of Monte Vista Way.

ISSUES OF POTENTIAL CONCERN:

The applicant, Operation Safe House, Inc., has proposed PM36601 for its own financing purposes and has indicated that it intends to maintain ownership of all three condominium units and the common area. However, while the applicant may only intend to use the parcel map to secure financing, the parcel map must still satisfy all requirements of the Subdivision Map Act and Ordinance No. 460 because the County cannot limit future subdivisions or prevent the applicant from selling the property once the map is approved and recorded. There is no such thing as a "financing map" or a subdivision map for financing purposes only in Ordinance No. 460.

In order to consider the applicant's proposal to divide the existing buildings into three separate condominium units, the County has required submittal of PM36601, a schedule E parcel map, along with a condominium plan to be processed as a "Planned Commercial Development" (PCD) in accordance with Ordinance No. 460. To accommodate the PCD, the project includes a proposed zone change from existing One Family Dwellings (R-1) zone to the General Commercial (C-1/C-P) zone so as to meet the zoning requirements of Ordinance No. 348. Planned Commercial Developments are permitted in the C-1/C-P zone provided that a land division is approved pursuant to Ordinance No. 460. Planned Commercial Developments are not a permitted use in the R-1 zone.

To address the concerns above, staff recommends that PM36601 be conditioned so that all existing conditions of approval (COAs) for the existing emergency youth center buildings previously approved under PUP 876 shall continue to apply to all parcels and units created by PM36601 (COA

CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)
TENTATIVE PARCEL MAP NO. 36601
BOS Staff Report:
Page 2 of 5

10.Planning.8 – PUP 876 Conditions Still Apply). Further, that no new uses, development or construction shall be allowed within the existing buildings (COA 10.Planning.9 – No New Construction), other than for typical repairs and/or maintenance.

Additionally, staff recommends conditioning PM36601 to require that Covenants, Conditions and Restrictions (CC&Rs) be recorded on the property requiring the establishment of a property owners' association to manage and maintain the landscape area and common area (COA 50.Planning.13 and 14), reciprocal access for ingress/egress and parking (COA 50.Planning.15 – CC&R Reciprocal Easement), and as well as language in the CC&Rs making clear that all existing conditions related to Public Use Permit No. 876 shall still apply to all parcels and units created by PM36601. The CC&Rs are subject to approval by County Counsel prior to recordation of the parcel map.

BACKGROUND:

The project consists of Change of Zone No. 7803 from One Family Dwellings (R-1) to General Commercial (C-1/C-P) and consists of Tentative Parcel Map. No. 36601 (PM36601) which is a proposed commercial condominium parcel map by Operation Safe House, Inc. for existing emergency youth center buildings that were previously approved under Public Use Permit 876 (PUP 876) in 2005. Operation Safehouse also owns adjacent property to the north which consists of youth apartments previously approved under Plot Plan No. 24866. Plot Plan No. 24866 is not affected by the proposed condominium parcel map, only PUP 876 with the three emergency youth center buildings proposed for three condominium units. Specifically, the commercial condominium parcel map would consist of three separate units: the existing 8,669 square foot residence building, the existing 4,257 square foot administration building, the 3,292 square foot education and facilities building, as well as a common area. The County previously approved a Public Use Permit (PUP 876) over the entire existing one acre parcel for the emergency youth center which provides emergency shelter and services to children ages 12 to 17 in crisis situations. No new use, construction, or development is proposed within the existing emergency youth center buildings.

SUMMARY OF FINDINGS:

- | | | |
|----|--|---|
| 1. | Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./AC.) |
| 2. | Existing Zoning (Ex. #2): | One Family Dwellings (R-1) |
| 3. | Surrounding Zoning (Ex. #2): | One Family Dwellings (R-1); General Residential (R-3-480 Square Feet) |
| 4. | Existing Land Use (Ex. #1): | Existing Emergency Youth Center providing emergency shelter and services |
| 5. | Surrounding Land Use (Ex. #1): | Youth Apartments, Single Family Residences, Chamber of Commerce Building |
| 6. | Project Data: | Total Acreage: 1.0 Gross Acres
Total Parcels: 1
Total Condominium Units: Three (3) with separate common area (Schedule E) |
| 7. | Environmental Concerns: | See attached Environmental Assessment |

CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)

TENTATIVE PARCEL MAP NO. 36601

BOS Staff Report:

Page 3 of 5

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./AC.) on the Western Coachella Valley Area Plan.
2. The project site is currently zoned One-Family Dwellings (R-1) with surrounding zoning consisting of One-Family Dwellings (R-1) and General Residential (R-3-480 Square feet).
3. The project is conditionally consistent with the proposed C-1/C-P zone since emergency youth center buildings were previously approved under Public Use Permit No. 876 and no new use, development or construction is proposed with the parcel map.
4. The proposed project would be compatible with surrounding zones since no new uses, development or construction is proposed with the parcel map and the site contains existing improvements consistent with the proposed C-1/C-P zone.
5. The existing 1.0 gross acre property consists of an existing emergency youth center buildings proposed to be converted to three (3) condominium units and separate common area as a Planned Commercial Development (PCD).
6. Surrounding land uses consist of youth apartments and Chamber of Commerce building to the north, and existing single-family residences to the south, east, and west.
7. The project is consistent with existing and surrounding land uses in that the proposed parcel map contains existing improvements such as landscaping and combination block wall/wrought iron fence along the perimeters to buffer existing residences.
8. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with existing improvements for storm water control and soil erosion control located on the subject site.
9. The project complies with Section 5.3 (Planned Developments) of Ordinance No. 460 in that parcel map data such as locations of existing buildings, building setbacks, driveways, parking areas, landscaping, and location of common areas are depicted on the primary exhibit.
10. The project further complies with Section 5.3 (Planned Developments) in that Covenant's, Conditions, Restrictions (CC&R's) are required to be recorded on the property requiring establishment of a Property Owners Association (POA) for maintenance of the common area and reciprocal access for ingress/egress and parking. Additionally, floor plans and elevations of existing buildings (not to be modified) accompany the condominium map.
11. Domestic water and sanitation is provided by the Coachella Valley Water District. Existing domestic water and sanitation is provided in conformance with the water land use standards of the General Plan.
12. The project is adjacent to East Lynn Street (60' Right-of-Way) which contains existing right-of-way improvements. The project will be in compliance with the requirements of the circulation element of the General Plan.

13. The project is approximately one quarter mile from a fire station. The project with existing water system is in conformance with the fire services policies of the General Plan.
14. The project was transmitted to the City of Cathedral City (Sphere of Influence) who had no comments as of the writing of this staff report based on the transmittal of July 26, 2013.
15. The initial study performed pursuant to Environmental Assessment No. 42608 identified no potentially significant impacts.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan. This project fulfills the requirements of that plan since construction prior to adoption of that plan.
17. This project is a "Fast Track" (FTA No. 2010-03) project designated by the Economic Development Agency (EDA).

CONCLUSIONS:

1. The proposed project is conditionally consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./AC.) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the proposed General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "E" map requirements and all other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. Based on the whole record, the proposed project will not have a significant effect on the environment and the negative declaration reflects the County's independent judgment and analysis.

INFORMATIONAL ITEMS:

1. As of this writing (9/10/14), no letters in support or opposition have been received from the general public.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A High Fire area;

CHANGE OF ZONE NO. 7803 (FTA No. 2010-03)

TENTATIVE PARCEL MAP NO. 36601

BOS Staff Report:

Page 5 of 5

- d. An Airport Influence Area;
 - e. A Conservation Area.
3. The project site is located within:
- a. Areas of Flooding Sensitivity;
 - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. An Area of Liquefaction Potential (Moderate);
 - d. A Low Paleontological Sensitivity Area; and,
 - e. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 650-131-003.

Date Revised: 9/11/14

**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07803 PM36601
 VICINITY/POLICY AREAS**

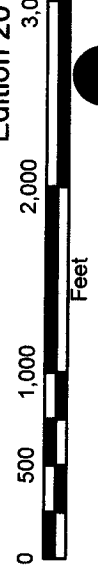
Supervisor Benoit
 District 4

Date Drawn: 07/29/2014
 Vicinity Map
 Author: Vinnie Nguyen



**Zoning District: Thousand Palms
 Township/Range: T4SR6E
 Section: 18**

Assessors Bk. Pg. 650-131
 Thomas Bros. Pg. 788 D2
 Edition 2014



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07803 PM36601

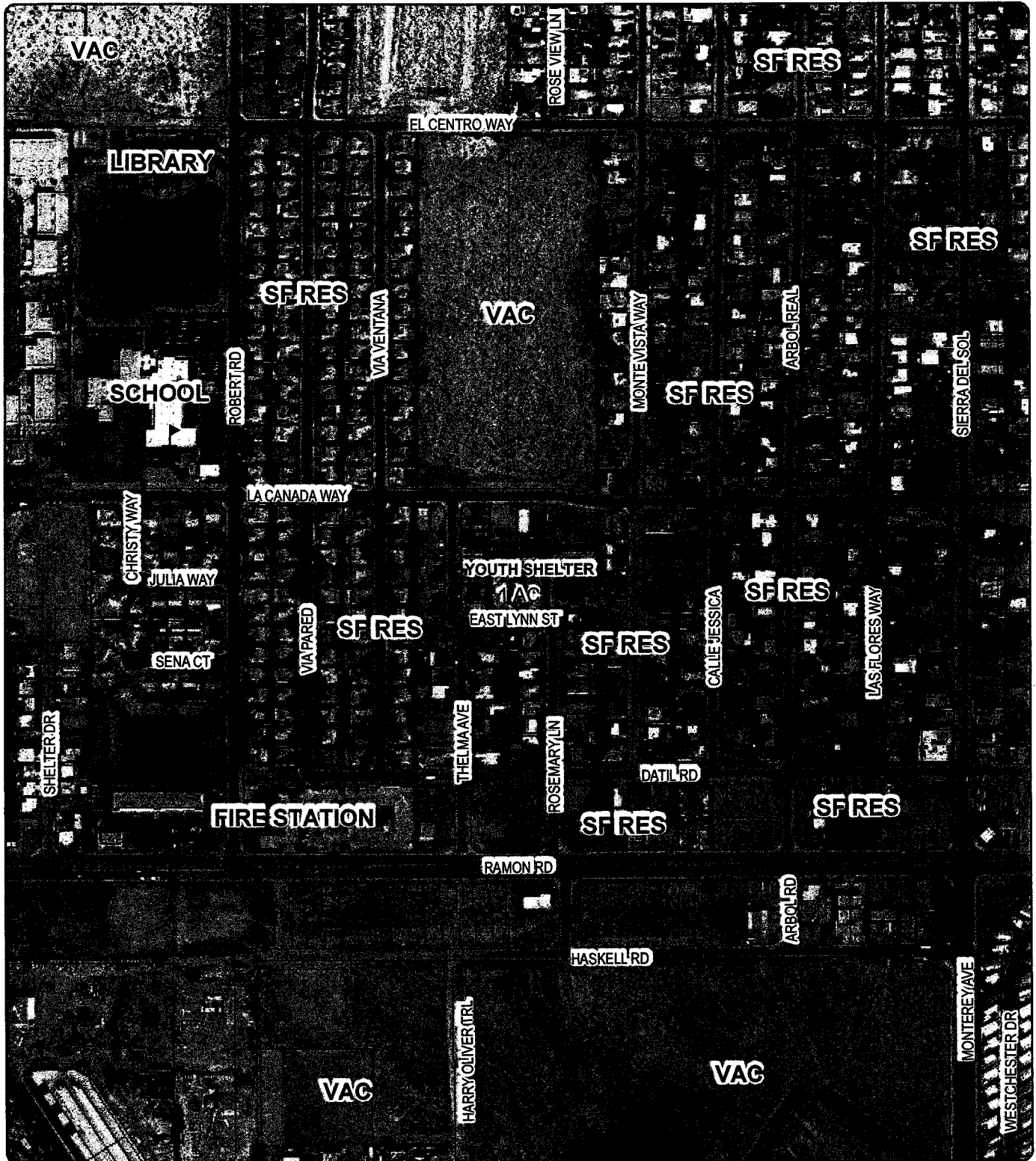
Date Drawn: 07/29/2014

Exhibit 1

Supervisor Benoit
District 4

LAND USE

Author: Vinnie Nguyen



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 18

Assessors Bk. Pg. 650-131
Thomas Bros. Pg. 788 D2
Edition 2014



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07803 PM36601

Date Drawn: 07/29/2014

Exhibit 3

Supervisor Benoit

District 4

PROPOSED ZONING

Author: Vinnie Nguyen



Zoning District: Thousand Palms
 Township/Range: T4SR6E
 Section: 18

Assessors Bk. Pg. 650-131
 Thomas Bros. Pg. 788 D2
 Edition 2014

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07803 PM36601

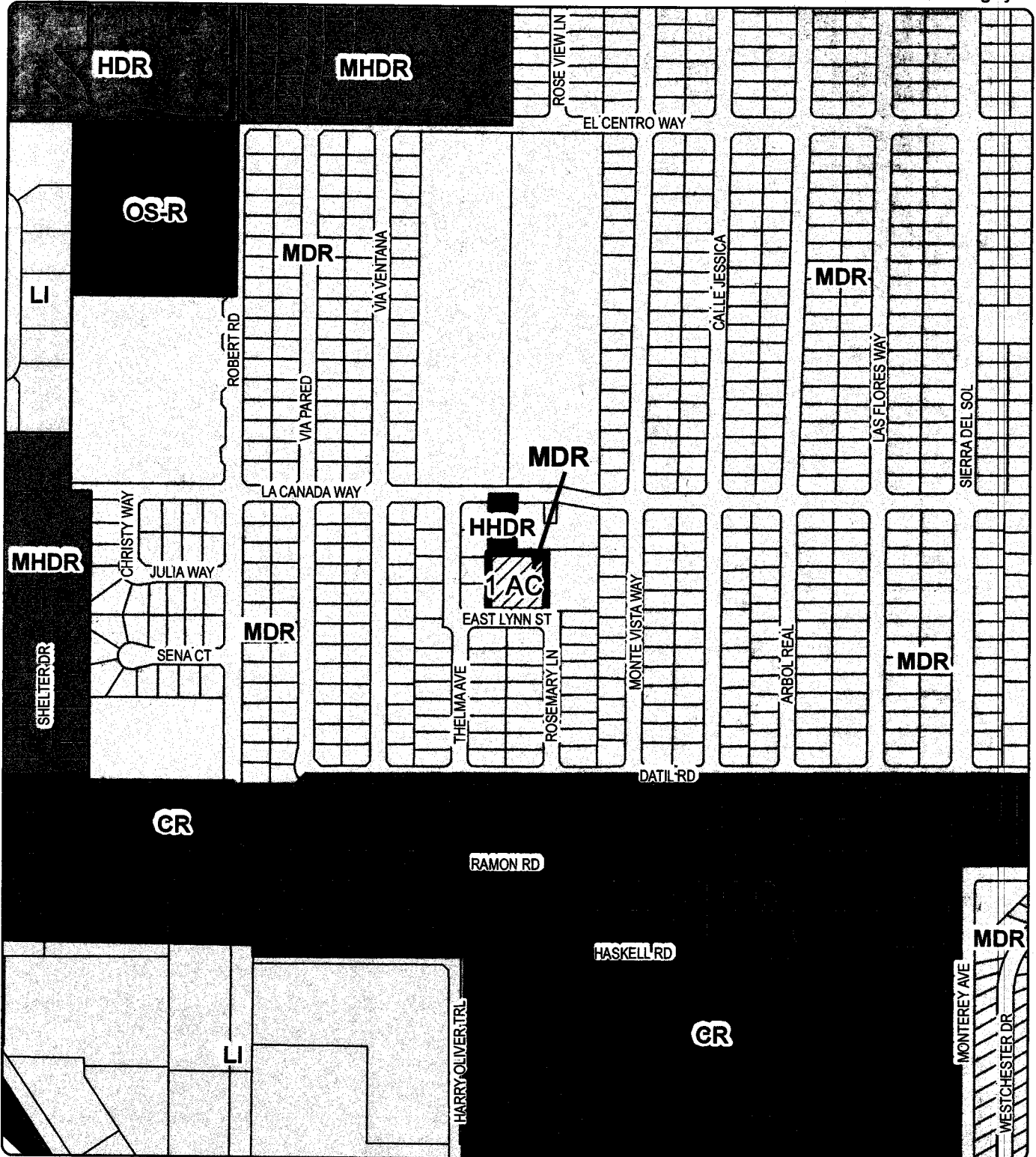
EXISTING GENERAL PLAN

Date Drawn: 07/29/2014

Exhibit 5

Author: Vinnie Nguyen

Supervisor Benoit
District 4

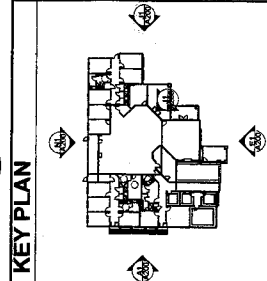


Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 18

Assessors Bk. Pg. 650-131
Thomas Bros. Pg. 788 D2
Edition 2014



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LEGEND

CASE #: PM3601, AMD. #2
Exhibit Nos. B-1 thru B-3 (Elevations)
DATED: August 19, 2014
PLANNER: J. OLIVAS

NO	DATE
1	7/28/14
2	7/28/14
3	7/28/14

HOLT ARCHITECTS
 ARCHITECTURE AND PLANNING
 2011 UNIVERSITY BLVD., SUITE 100, SAN ANTONIO, TEXAS 78204
 TEL: 214.343.1111 FAX: 214.343.1112 WWW.HOLTARCHITECTS.COM

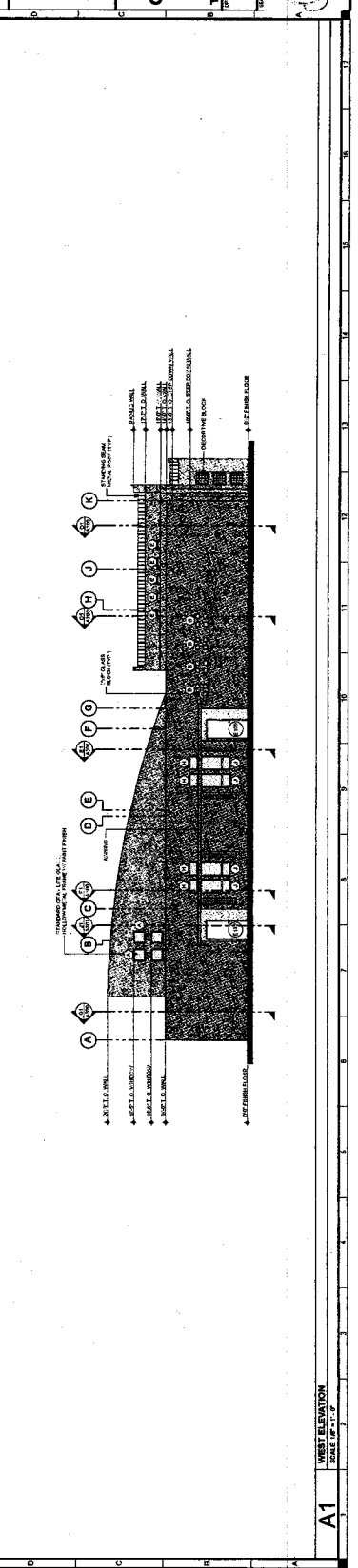
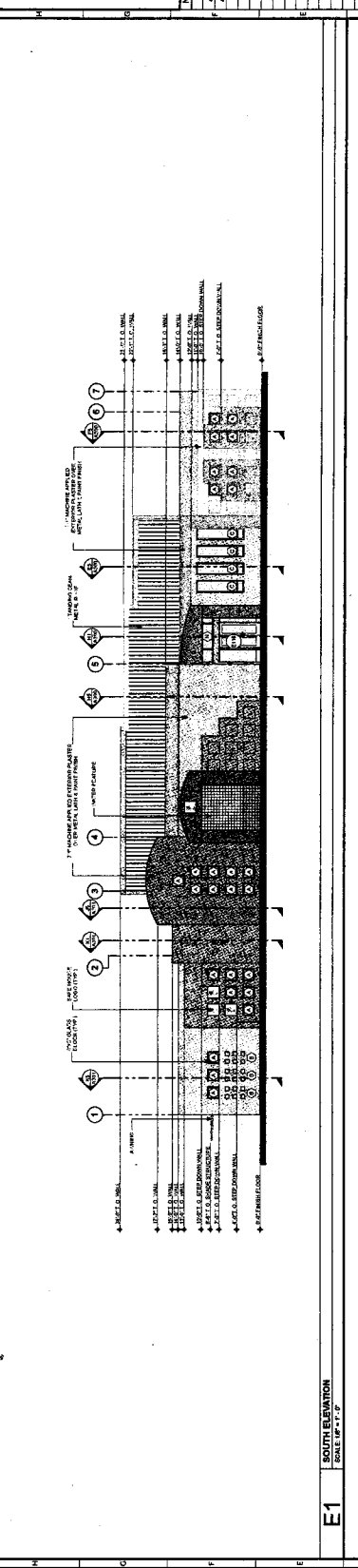
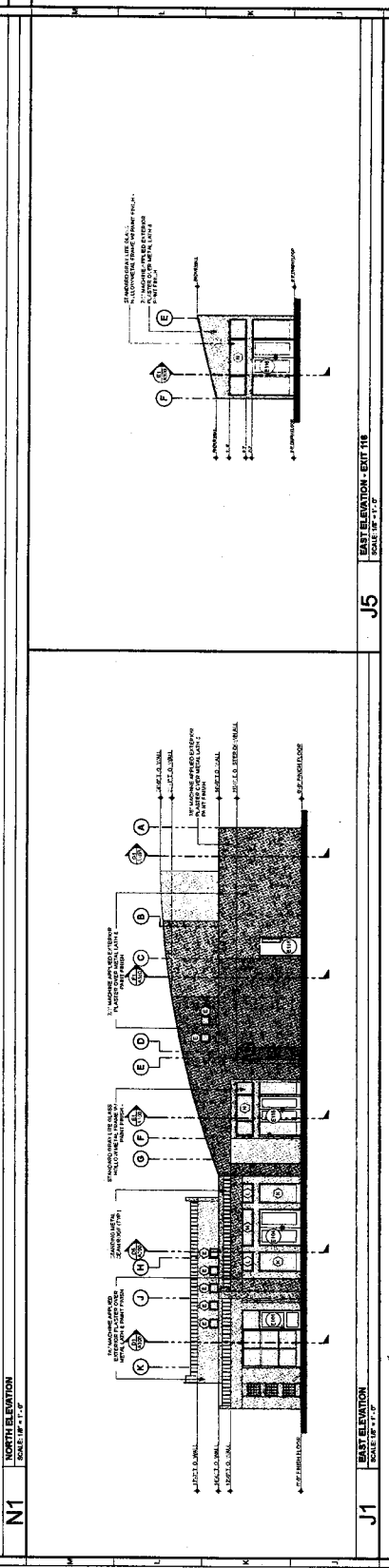
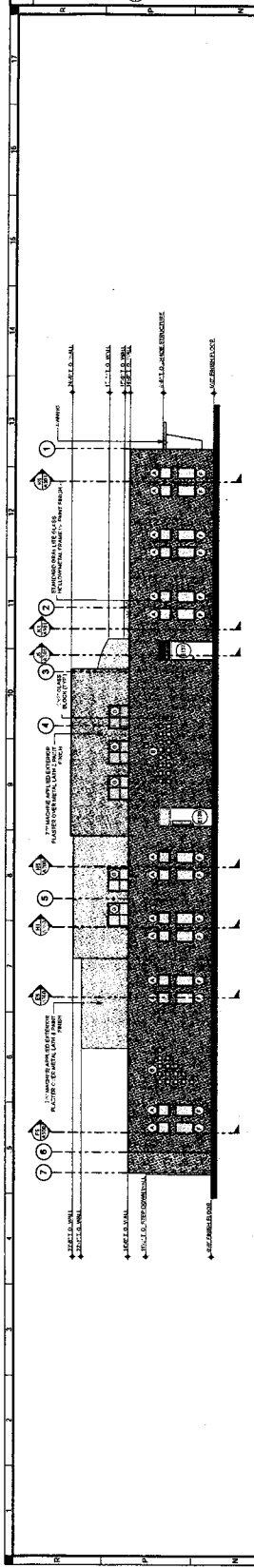
NEW FACILITY
OPERATION SAFE HOUSE
OF THE DESERT
 7270 LYNN WAY
 SAN ANTONIO, TEXAS 78227
RESIDENCE BUILDING
EXTERIOR ELEVATIONS

PROJECT NO: 1011301 OF
 SHEET NO: 02 OF 02

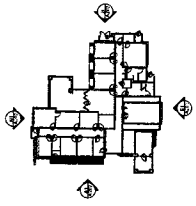
DATE: 7/28/14
 TIME: 11:59 AM
 USER: J. OLIVAS

A200

PROJECT MANAGER: J. OLIVAS
 ARCHITECT: J. OLIVAS
 DESIGNER: J. OLIVAS
 CHECKER: J. OLIVAS
 DATE: 7/28/14



KEY PLAN



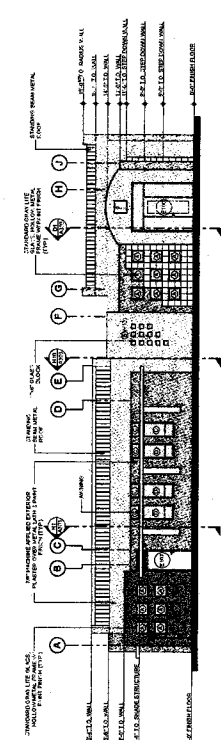
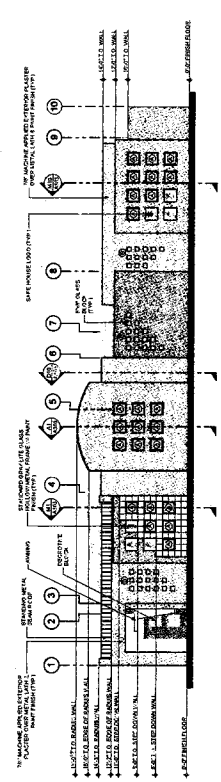
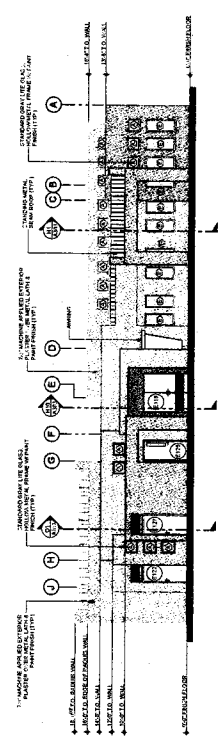
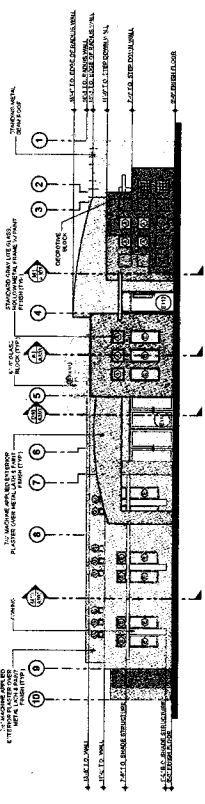
LEGEND

NO.	REVISIONS SUBMISSIONS	DATE
1	PLAN CHECK	01/28/05
2	PLAN CHECK	01/28/05
3	PLAN CHECK	01/28/05
4	PLAN CHECK	01/28/05
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100	PLAN CHECK	01/28/05

HOLT ARCHITECTS ARCHITECTURE AND PLANNING
 72710 LYNN WAY
 THOUSAND PALMS, CALIFORNIA 92276
 (760) 368-1111 FAX (760) 368-1112 WWW.HOLTARCHITECTS.COM

NEW FACILITY
OPERATION SAFE HOUSE
OF THE DESERT
 72710 LYNN WAY
 THOUSAND PALMS, CALIFORNIA 92276
ADMINISTRATION BUILDING
EXTERIOR ELEVATIONS

PROJECT NO. A202
 SHEET NO. 09/10/05
 DATE: 09/10/05
 DRAWN BY: AS SHOWN
 CHECKED BY: AS SHOWN
 PROJECT: OPERATION SAFE HOUSE OF THE DESERT



INSULATION

INSULATION TYPE	R-VALUE	FACTORS
EXTERIOR WALL	10	1.0
INTERIOR WALL	5	1.0
ROOF	15	1.0
FLOOR	10	1.0

LEGEND

- 1. ALL INSULATION SHALL BE PERMANENTLY ATTACHED TO THE SURFACE TO WHICH IT IS APPLIED.
- 2. INSULATION SHALL BE CONTINUOUS AND SHALL NOT BE INTERRUPTED BY JOINTS, PENETRATIONS, OR OTHER DISCONTINUITIES.
- 3. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 4. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE (CALIFORNIA GREEN CODE).
- 5. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY EFFICIENCY ACT (CEECA).
- 6. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUSTAINABLE BUILDING ACT (CSBA).
- 7. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUSTAINABLE BUILDING ACT (CSBA).
- 8. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUSTAINABLE BUILDING ACT (CSBA).
- 9. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUSTAINABLE BUILDING ACT (CSBA).
- 10. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUSTAINABLE BUILDING ACT (CSBA).

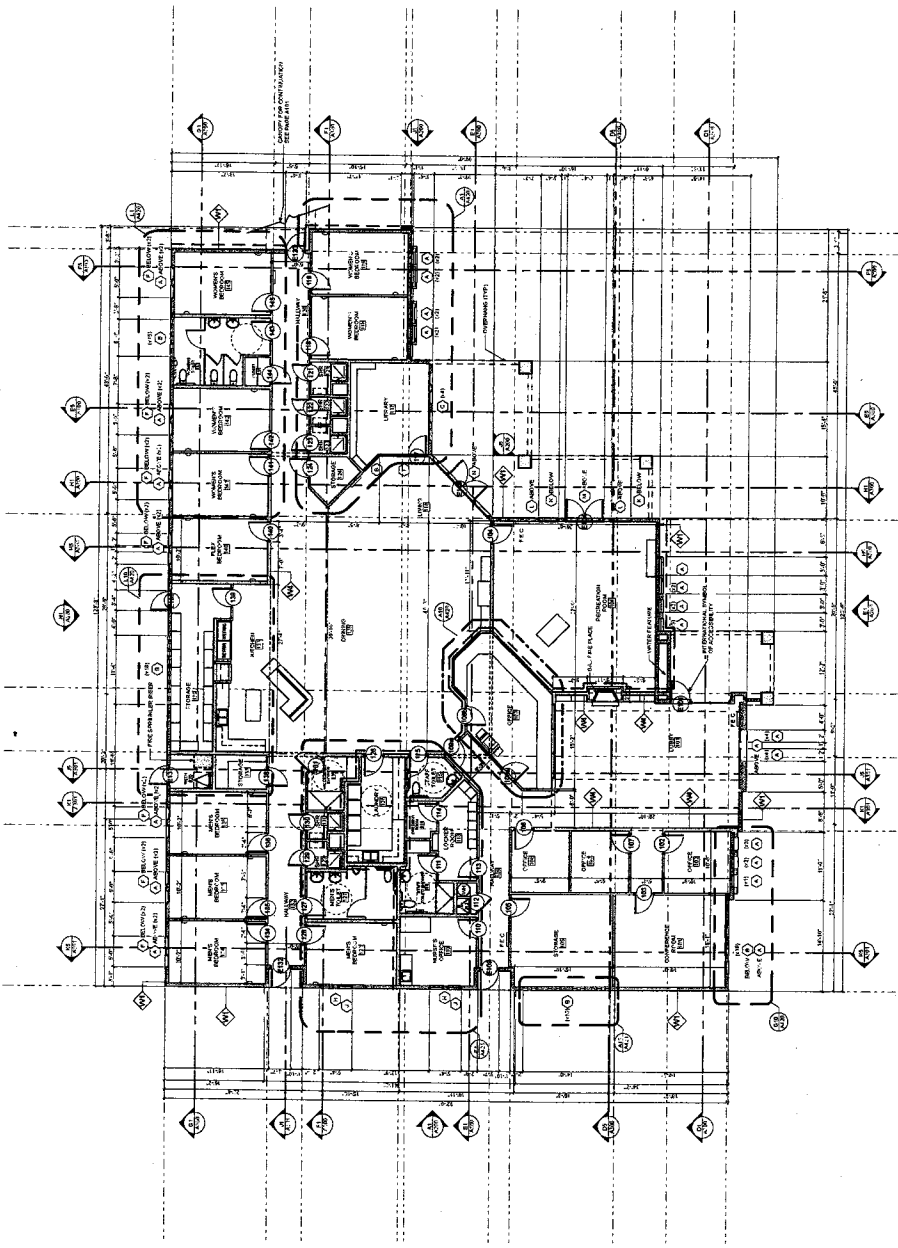
CASE # PM36601, AMD. #2
Exhibit Nos. C-1 thru C-3 (Floor Plans)
DATED: August 19, 2014
PLANNER: J. OLIVAS

NO.	DATE	DESCRIPTION
1	08/19/14	ISSUED FOR PERMIT
2	08/19/14	ISSUED FOR PERMIT
3	08/19/14	ISSUED FOR PERMIT

HOLT ARCHITECTS
 ARCHITECTURE AND PLANNING
1000 WEST 10TH AVENUE, SUITE 100, DENVER, COLORADO 80202
 PHONE: 303.733.1111 FAX: 303.733.1112 WWW.HOLTARCHITECTS.COM

NEW FACILITY
OPERATION SAFE HOUSE
OF THE DESERT
 72710 LYNN WAY
 THOUSAND PALMS, CALIFORNIA 92276
 PROJECT: RESIDENCE BUILDING
FLOOR PLAN

PROJECT NO. 14-001
 SHEET NO. A100
 DATE: 08/19/14
 DRAWN BY: J. OLIVAS
 CHECKED BY: J. OLIVAS
 APPROVED BY: J. OLIVAS



INSULATION

PLANS	TYPE	DESCRIPTION	R VALUE	REMARKS
1	CEILING	CEILING	1.0	
2	WALL	WALL	1.0	
3	FLOOR	FLOOR	1.0	
4	ROOF	ROOF	1.0	
5	WALL	WALL	1.0	
6	FLOOR	FLOOR	1.0	
7	ROOF	ROOF	1.0	
8	WALL	WALL	1.0	
9	FLOOR	FLOOR	1.0	
10	ROOF	ROOF	1.0	

LEGEND

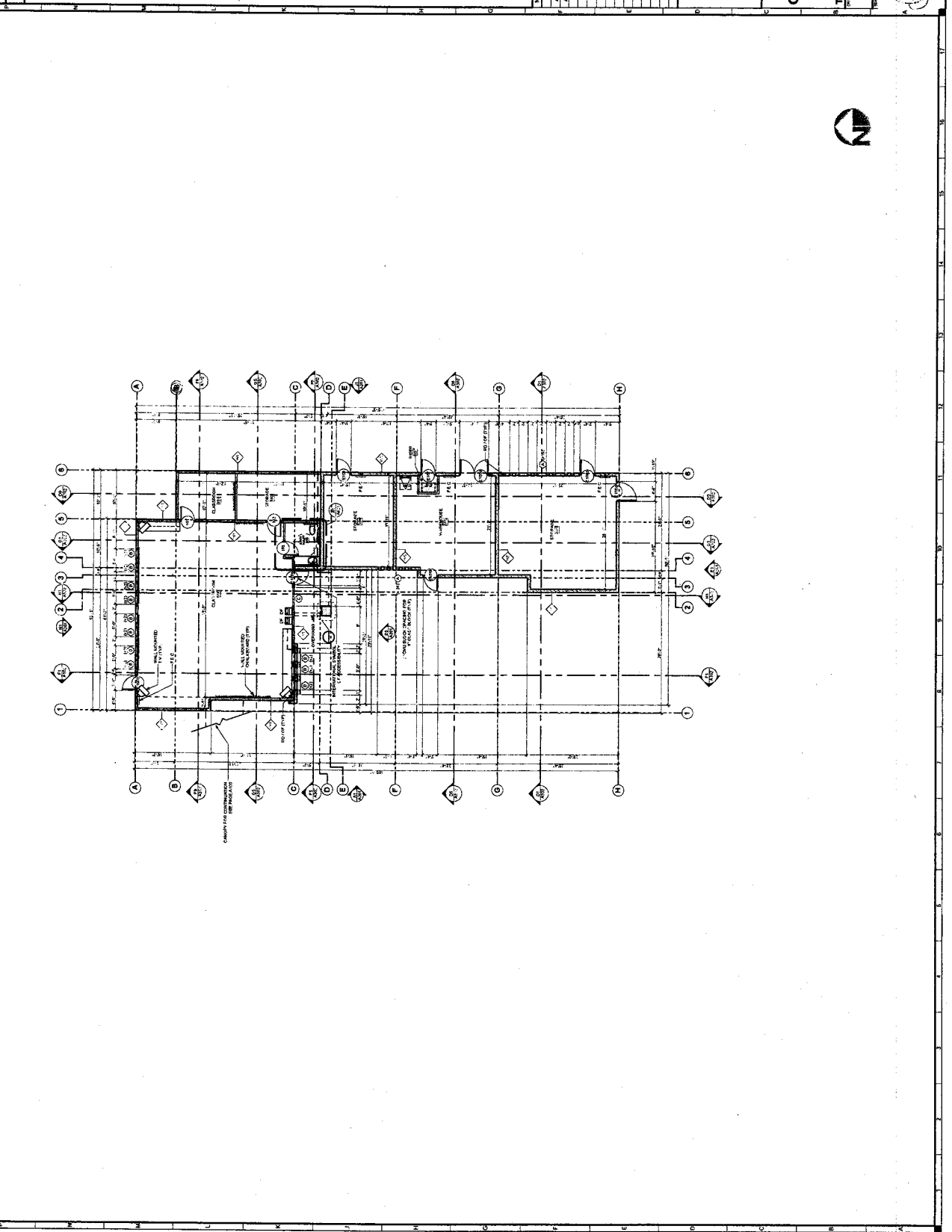
- 1. ALL EXTERIOR WALLS, CEILING, FLOOR, AND ROOF SHALL BE INSULATED TO R=1.0.
- 2. ALL INTERIOR WALLS SHALL BE INSULATED TO R=1.0.
- 3. ALL INTERIOR FLOORS SHALL BE INSULATED TO R=1.0.
- 4. ALL INTERIOR ROOFS SHALL BE INSULATED TO R=1.0.
- 5. ALL EXTERIOR ROOFS SHALL BE INSULATED TO R=1.0.
- 6. ALL EXTERIOR WALLS SHALL BE INSULATED TO R=1.0.
- 7. ALL EXTERIOR FLOORS SHALL BE INSULATED TO R=1.0.
- 8. ALL EXTERIOR ROOFS SHALL BE INSULATED TO R=1.0.
- 9. ALL EXTERIOR WALLS SHALL BE INSULATED TO R=1.0.
- 10. ALL EXTERIOR FLOORS SHALL BE INSULATED TO R=1.0.
- 11. ALL EXTERIOR ROOFS SHALL BE INSULATED TO R=1.0.

NO.	REVISIONS/SUBMISSIONS	DATE
1	PLAN CHECK	01/12/05
2	PLAN CHECK CORRECTIONS	01/12/05
3	ISSUED FOR BIDD	01/12/05

HOLT ARCHITECTS ARCHITECTURE AND PLANNING
 7071 DOLBYN WAY
 THOUSAND OAKS, CALIFORNIA 92276
 (805) 499-1111

**NEW FACILITY
 OPERATION SAFE HOUSE
 OF THE DESERT**
 7071 DOLBYN WAY
 THOUSAND OAKS, CALIFORNIA 92276
**EDUCATION BUILDING
 FLOOR PLAN**

PROJECT NO. 05-0001
 SHEET NO. A101
 DATE: 01/12/05



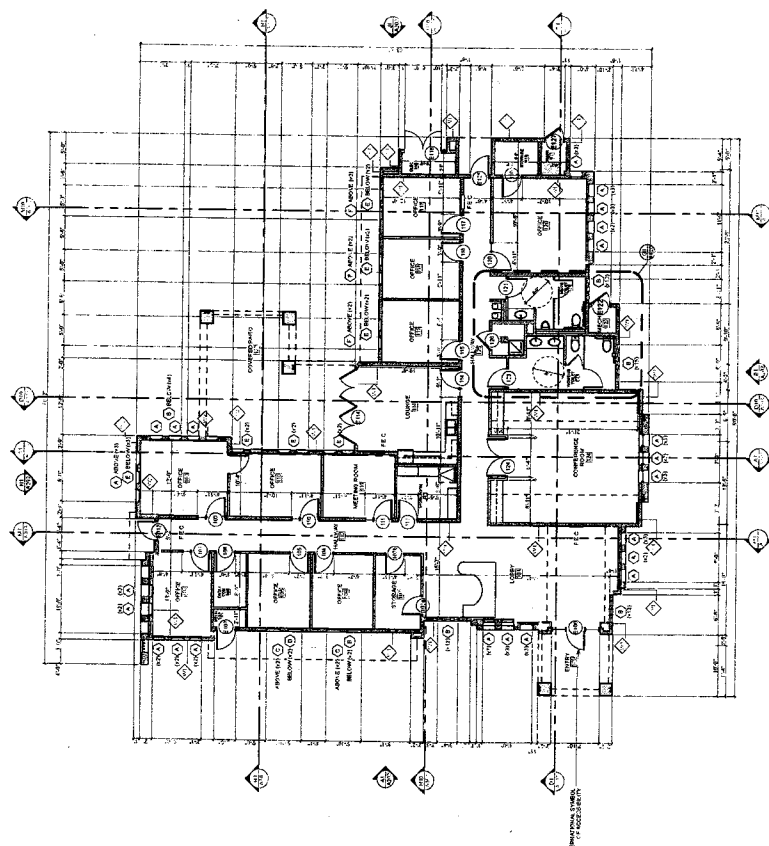
PROJECT: Education Building, February 23, 2004 - 1174 RM
 54 ARCHITECTURAL PLANS
 11/20/05: OPERATION SAFEHOUSE - BLDG. 1000001-2 - COM. BLDG. 1001 - COM. BLDG. 1001

INSULATION

FRAMING TYPE	INSULATION	R-VALUE	FACTOR
EXTERIOR WALL	1" POLYSTYRENE BEANBOARD	5.0	1.0
INTERIOR WALL	1" POLYSTYRENE BEANBOARD	5.0	1.0
ROOF	1" POLYSTYRENE BEANBOARD	5.0	1.0

LEGEND

- 1. 4" POLYSTYRENE BEANBOARD, INTERIOR AND EXTERIOR WALLS
- 2. 2" POLYSTYRENE BEANBOARD, INTERIOR WALLS
- 3. 1" POLYSTYRENE BEANBOARD, INTERIOR WALLS
- 4. 1" POLYSTYRENE BEANBOARD, INTERIOR WALLS
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- 98. 1" POLYSTYRENE BEANBOARD, INTERIOR WALLS
- 99. 1" POLYSTYRENE BEANBOARD, INTERIOR WALLS
- 100. 1" POLYSTYRENE BEANBOARD, INTERIOR WALLS



NO.	REVISIONS	DATE
1	ISSUED FOR SUBMISSIONS	07/28/08
2	FOR CHECK	07/28/08
3	FOR DIRECT CONTRACTORS	07/28/08
4	FOR BID	07/28/08

HOLT ARCHITECTS
 ARCHITECTURE AND PLANNING
 72710 LYNN WAY
 THOUSAND PALMS, CALIFORNIA 92276
 (760) 325-1100
 WWW.HOLTARCHITECTS.COM

NEW FACILITY
OPERATION SAFE HOUSE
OF THE DESERT
 72710 LYNN WAY
 THOUSAND PALMS, CALIFORNIA 92276
ADMINISTRATION BUILDING
FLOOR PLAN

PROJECT NO. 0802001
 SHEET NO. A102
 DATE: 07/28/08
 SCALE: 1/8" = 1'-0"

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42608
Project Case Type (s) and Number(s): Change of Zone No. 7803; Tentative Parcel Map No. 36601
Lead Agency Name: County of Riverside Planning Department
Address: 77588 El Duna Court Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: (760) 863-7050
Applicant's Name: Operation Safe House, Inc.
Applicant's Address: 9685 Hayes Street Riverside, CA 92503
Engineer's Name: PSOMAS
Engineer's Address: 1500 Iowa Avenue #210 Riverside, CA 92507

I. PROJECT INFORMATION

A. Project Description: Change of zone amending the zoning classification for the subject property from One Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone. Tentative Parcel Map (Schedule E) proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, existing 3,292 square foot education and facilities building, and a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for the existing emergency youth center (Operation Safe House of the Desert is located on the parcel). No new use, construction or development is proposed within the existing emergency youth center buildings.

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

C. Total Project Area: 1.00 Gross Acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: 1.0	Lots: 3	Sq. Ft. of Bldg. Area: 12,926	Est. No. of Employees: n/a
Industrial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

D. Assessor's Parcel No(s): 650-131-003

E. Street References: The site is located northerly of East Lynn Street, easterly of Thelma Avenue, and westerly of Monte Vista Way in Thousand Palms.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 East, Section 18

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains existing emergency youth center buildings previously approved under Public Use Permit No. 876 (PUP 876) in 2005. Surrounding land uses consist of homeless youth apartments previously approved under Plot Plan No. 24866 in 2012 and an existing chamber of commerce building to the north, along with single family homes to the south, east, and west. The project is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project for zone change and commercial condominium units at an existing emergency youth center is conditionally consistent with the existing land use designation of Medium Density Residential (CD: MDR) (2-5 D.U./Ac.).
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The existing emergency youth center was previously constructed and reviewed for compliance with flood protection measures.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the existing buildings. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project for zone change and commercial condominium units at existing emergency youth center would be consistent with Housing Element Policies.
7. **Air Quality:** The proposed project for zone change and commercial condominium units with no new grading or construction proposed would not conflict with SCQAMD standards. The proposed project meets all other applicable Air Quality element policies.

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

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

D. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5 D.U./Ac.)

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) and Highest Density Residential (CD: HHDR) (20+ D.U./Ac.).

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: One-Family Dwellings (R-1)

J. Proposed Zoning, if any: General Commercial C-1/C-P

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1) and General Residential (R-3-480 Square Feet)

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.

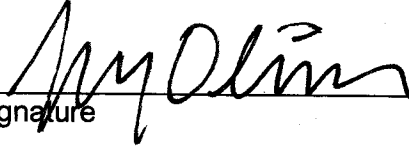
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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.



Signature

September 10, 2014

Date

Jay Olivas, Project Planner

Printed Name

For Juan C. Perez, TLMA/Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The project is not adjacent to a scenic highway corridor. The proposed commercial condominium units contains existing emergency youth center with existing color scheme of earth tone colors, building setbacks, and landscaping which reduce visual impacts to surrounding properties. Therefore, there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to GIS database, the project site with existing buildings is located approximately 41.92 miles away from Mt. Palomar Observatory. The existing project shall comply with low pressure sodium requirements for lighting in accordance with Ord. No. 655 (Conditional of Approval (COA) 10.Planning.12 – Comply with Ord. 655). Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact:

- a) The proposed project is required to maintain lighting that is hooded and directed no further than property boundaries (COA 10.Planning.10—Lighting Hooded/Directed). Impacts are less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

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

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

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The proposed project would not conflict with or obstruct implementation of the applicable air quality plan due to existing emergency youth center buildings which contain energy efficient buildings in compliance with the California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed 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).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). In addition, no listed threatened or endangered plants are located on the site. Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: There project is not affected by historic resources.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a-e) The project is not affected by archaeological resources since the site has been previously surveyed under PUP 876 and contains existing emergency youth center buildings. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

- a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. No impacts are anticipated since the site was previously surveyed and contains existing emergency youth center buildings.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

Source: Geologist Comments

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site contains existing buildings constructed under uniform building codes, impacts are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The existing buildings comply with uniform building codes. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database and County Geologist review, unfavorable ground subsidence is not anticipated. Subsidence in the area will not cause any differential settlement or cracking of the existing building foundations, and will therefore have a minimal impact on the proposed development.

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

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The proposed project site with existing homeless youth services buildings will not:

- a) Change topography or ground surface relief features.
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) Result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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where sewers are not available for the disposal of waste water?

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

Findings of Fact:

- a) The project site is located on a developed site and will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since the existing buildings comply with uniform building codes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.
- b) The proposed project will not result in an increase in water erosion either on or off since the site is already developed with buildings and was reviewed by previously approved Water Quality Management Plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

- a) This project will not be impacted by or result in a substantial increase in wind erosion and blowsand, either on or off-site since no new construction is proposed. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

Source: Project application materials

Findings of Fact:

- a) The project will comply with South Coast Air Quality Management District guidelines. Due to the nature of the project with proposed condominium units within existing buildings, the site contains energy efficient building materials reducing greenhouse gas emissions. Therefore, the project will have a less than significant impact on the environment.
- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as condominium map with existing homeless youth services buildings. Therefore, there is no impact.
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.
- b) The project site is located within the vicinity of a private airport; but will not require review by the Airport Land Use Commission.
- c) The project is located within an airport land use plan but would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

Source: Coachella Valley Water District and prior Water Quality Management Plan (WQMP) Report/Conditions (PUP 876); Coachella Valley Water District Letter dated August 6, 2013.

Findings of Fact:

- a) The site is within the Whitewater River Basin Thousand Palms Flood Control Project. The area shown is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps. No new construction or development is proposed with the proposed condominium units for existing emergency youth center buildings which were previously reviewed under PUP 876. Impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements based on implementation of a previous Water Quality Management Plan (WQMP) for the existing buildings.
- c) The proposed 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).
- d) The proposed 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 in accordance with prior Drainage and WQMP measures under PUP 876.
- e) The proposed project as a condominium map does contain housing related structures 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. These impacts were previously reviewed under prior Drainage Plans. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The proposed project will be located on a site within the 100-year Zone AO floodplain limits for the Whitewater River Basin; the project will place within a 100-year flood hazard area structures which would impede or redirect flood flows but were previously approved under PUP 876.
- g) The proposed project will not substantially degrade water quality due to existing buildings and prior WQMP measures.
- h) The proposed project will not include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Coachella Valley Water District Letter dated August 6, 2013.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area due to proposed condominium units within existing buildings and parking improvements previously reviewed and approved under PUP 876. Therefore, impacts are less than significant.
- b) The project will not cause a change in absorption rates and the rate and amount of surface runoff since no new construction is proposed with the condominium units.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding due to existing site improvements and flood control measures.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land. However, the existing emergency youth center buildings are proposed to be converted into commercial condominium units as a Planned Commercial Development (PCD) with common area. The commercial condominium units are proposed to be limited in scope with no new uses, construction or development such that all previous conditions under existing entitlement (PUP 876) shall continue to apply (COA 10.Planning.8 – PUP 876 Conditions Still Apply), along with existing project design including building setbacks and height limits, and requirements for Codes, Covenants, and Restrictions (COA 50.Planning.15 – CC&R Reciprocal Easement) for shared common areas such as parking and landscaping. Impacts would be less than significant.
- b) The project is located within the city sphere of influence of the City of Cathedral City. No comments to date have been received from the City. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

- a) The proposed project is conditionally consistent with the proposed General Commercial (C-1/C-P) zone as a Planned Commercial Development (PCD) in that existing emergency youth center buildings are conditionally allowed under the proposed tentative parcel map for commercial condominium units. Impacts would be less than significant.
- b) The proposed project is conditionally compatible with surrounding One Family Dwellings (R-1) zoning since proposed project involves no new construction or development within the existing emergency youth center buildings remaining as built to be converted to commercial condominium units. Impacts are less than significant.
- c) The existing emergency youth center buildings include earth tone colors, opaque windows, and perimeter treatment such as landscaping and combination wrought iron/block walls to reduce visual impacts and be compatible with existing and planned surrounding land uses. Impacts are less than significant.
- d) The proposed project to remain under existing land use designation of Medium Density Residential (MDR) (2-5 D.U./Ac.) of the General Plan is conditionally consistent with the proposed General Commercial (C-1/C-P) zone. The project does not involve any new construction or development. Impacts are less than significant.
- e) The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State classified or designated area or existing surface mine?

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

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

Findings of Fact: The proposed project will not:

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

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

- a) The proposed project is not 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; therefore it will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project will not be impacted by railroad noise.

Mitigation: No further mitigation required.

Monitoring: No further monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not be impacted by highway noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

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

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

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) The proposed project involves no new construction and is conditioned to not cause exposure of persons to or generation of noise levels during existing operations in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (COA's 10.E Health.2 – Industrial Hygiene Exterior Noise; 10.E Health.3 – Noise Monitoring Reports). Impacts would be less than significant.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of	<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
the County's median income?				
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 scope of the development will not displace existing housing since it proposes to convert existing emergency youth center buildings into three (3) commercial condominium units with common area and same use, and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.
- b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income, since project would involve no new construction, and would maintain a maximum of 20 homeless youth which was previously analyzed and conditioned under PUP 876. Therefore, there would be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is located within the Thousand Palms Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project area shall maintain current fire codes, comply with required standards and inspections, by the Riverside County Fire Department (COA 10.Fire.1 – Maintain Fire Code). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed project is located within the Palm Springs Unified School District. Since no new construction, no additional impacts to the PSUSD are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<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 proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

a) The 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. Therefore, there is no impact.

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

c) The project is not located within a county service area, but is located within the boundaries of the Desert Recreation District. While the project is within park district boundaries, no new construction or population increase is expected. Impacts were previously analyzed under PUP 876. No new park impacts are anticipated.

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

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

Findings of Fact: No requirements were stated by the County Open Space and Recreation District. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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 proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent public right of way along East Lynn Street (60' Right-of-Way) is improved to half width from centerline with existing curbs/sidewalks (COA 10.Trans.11 – No additional ROW; 10.Trans.12 – No Additional Road Improvements). The proposed commercial condominium units would maintain approximately 20 existing parking spaces to be shared under Reciprocal Parking Easement (COA 50.Planning.15 - CC&R Reciprocal Easement). Impacts would be less than significant.
- b) The proposed 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. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<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: No connection is available for a Class I Bikeway/Regional Trail. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since no new construction is proposed with the condominium units. This project has been conditioned to ensure all requirements to continue receiving water service are met with the Coachella Valley Water District (COA 10.E HEALTH.1).
- b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and expanded entitlements needed. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. This project has been conditioned to ensure all requirements to continue receiving sewer service are met with the Coachella Valley Water District (COA 10.E HEALTH.1). No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 in addition to the provider's existing commitments. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: General Plan

a-b) The proposed project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCGP: Riverside County General Plan.
- Geology: Geology Report No. 2276
- Environmental Assessment No. 39937 for Public Use Permit No. 876

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

Location: County of Riverside Planning Department
4080 Lemmon 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.

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36601 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36601, Amended No. 2 dated August 19, 2014, Exhibit Nos. B-1, B-2, B-3 (condominium unit elevations), and Exhibit Nos. C-1, C-2, and C-3 (condominium unit floor plans).

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

PARCEL MAP Parcel Map #: PM36601

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10. GENERAL CONDITIONS

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

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide one (1) acre into three (3) commercial condominium units (Schedule E) consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, existing 3,292 square foot education and facilities building, and common area as a Planned Commercial Development (PCD) within the proposed General Commercial (C-1/C-P) zone for existing emergency youth center, located within Assessors Parcel Number 650-131-003.

No new uses, construction or development shall be allowed within the existing emergency youth center buildings previously approved under Public Use Permit No. 876 located within Parcel Map (PM36601), excepting for any typical maintenance and/or repairs.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE RECOMMND

Parcel Map 36601 is proposing a condominium parcel map for existing buildings that are currently receiving potable water service and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements to continue receiving water and sewer service are met with CVWD as well as all other applicable agencies.

10.E HEALTH. 2 IND HYGIENE-EXTERIOR NOISE RECOMMND

Exterior noise levels produce by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 dB(A), 10-minute noise equivalent level ("leq"), between the hours of 10:00 p.m. tp 7:00 a.m. (nighttime standard), and 65 dB(A) - 10 minuite leq, between 7:00 a.m. and 10:00 p.m. (daytime standard), at all other times as measured at any

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.E HEALTH. 2

IND HYGIENE-EXTERIOR NOISE (cont.)

RECOMMND

residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.E HEALTH. 3

USE - NOISE MONITORING REPORTS

RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1

MAP - MAINTAIN FIRE CODE

RECOMMND

Per California Fire Code and California Building Code, the existing building will need to maintain the water supply to the building (hydrants/sprinklers maintenance) and fire alarm maintenance.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36601 proposes to divide 1-acre into 4 condominium lots for existing emergency youth shelter buildings. The project is located northerly of East Lynn Street, and easterly of Thelma Avenue.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

District. Flooding and drainage related issues and concerns are under the authority of Coachella Valley Water District and/or the Transportation Department.

Since all the buildings are existing and permitted and no new impervious area is proposed, this development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders. Therefore, a Water Quality Management Plan is not required at this time. The District has no objections with the subdivision as shown on the exhibit.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed General Commercial C-1/C-P zone or zone(s) ultimately applied to this property.

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - 90 DAYS TO PROTEST

RECOMMND

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

10.PLANNING. 6 MAP - MAINTAIN FLOOD FACILITY

RECOMMND

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 7 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

PARCEL MAP Parcel Map #: PM36601

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 8 MAP - PUP876 CONDS STILL APPLY RECOMMND

All existing conditions for related Public Use Permit No. 876 shall still apply to all parcels and all units created by PM36601. No modifications to PUP 876 conditions shall take place unless a revised public use permit is approved in accordance with Zoning Ordinance No. 348.

10.PLANNING. 9 MAP - NO NEW CONSTRUCTION RECOMMND

No new construction or uses shall be allowed within the existing emergency youth center buildings previously approved under Public Use Permit No. 876 (PUP), excepting any maintenance and/or repairs to the existing emergency youth center buildings permitted under the PUP.

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

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

10.PLANNING. 11 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 12 USE - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - SITE MAINTENANCE

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 MAP - COUNTY WEB SITE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36601

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10. GENERAL CONDITIONS

10.TRANS. 11 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on East Lynn Street since adequate right-of-way exists.

10.TRANS. 12 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along East Lynn Street due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All parcels on the FINAL MAP shall have a minimum parcel size of 1 gross acres and all units shall have a minimum size of 3,000 square feet.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the C-1/C-P zone, and with the Riverside County General Plan.

The common lot shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 7 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 8 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___. This affects Parcel No. 1.

50.PLANNING. 11 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar

PARCEL MAP Parcel Map #: PM36601

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 13 MAP - CC&R C/I POA COM. EASE RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP - CC&R C/I POA COM. EASE (cont.)

RECOMMND

submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '___', attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - CC&R C/I POA COM. EASE (cont.) (cont.) RECOMMND

copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 14 MAP - CC&R C/I POA COM. LOT RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14

MAP - CC&R C/I POA COM. LOT (cont.)

RECOMMND

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owner's association or the owners of each individual parcel, and e) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - CC&R C/I POA COM. LOT (cont.) (cont.) RECOMMND

covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 15 MAP - CC&R RECIPROCAL EASEMNT RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

CEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 15

MAP - CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress/egress and parking, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 2

MAP - COMMON AREA

RECOMMND

An easement shall be dedicated to the public for public utilities, drainage and for the ingress/egress of emergency vehicles. This easement shall be over the common area as shown on the Tentative Parcel Map No. 36601 exhibit Amended No.1 (dated August 2014). The easement shall be accepted for title only, maintenance shall be the responsibility of the Property Owners Association.

09/11/14
09:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

PARCEL MAP Parcel Map #: PM36601

Parcel: 650-131-003

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - NO BUILDING PERMITS

RECOMMND

No building permits shall be allowed for future uses within the existing emergency youth center buildings, excepting for typical maintenance and/or repairs as approved under Public Use Permit No. 876.



Established in 1918 as a public agency

Coachella Valley Water District

RECEIVED
AUG 12 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

August 6, 2013

File: 0163.1
0421.1
0721.1
1150.011
Geo. 040618-4
PZ 13-4749

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

Dear Mr. Olivas:

Subject: Fast Track Change of Zone No. 7803 (Map No. 36601)

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

The proposal to divide 1 acre into four condominium lots (CZ 7803/TPM 36601) does not conflict with CVWD facilities.

Approval of the proposed CZ 7803/TPM 36601 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458., as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

August 6, 2013

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

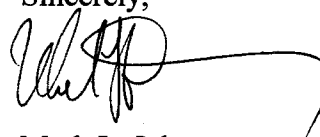
CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

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

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

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

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

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

Mike Mistica
County of Riverside, Department of Environmental Health
Post Office Box 1206
Riverside, CA 92502

Kathy McAdara
Operation Safe House, Inc.
72-710 East Lynn Street
Thousand Palms, CA 92276

SL:pr/eng/sw/13/aug/Fast Track Change of Zone No. 7803



MA



Fast Track Authorization

GENERAL INFORMATION

ADMINISTRATIVE

SUPERVISOR/Architect
SUPERVISOR/DRIVER

Company/Developer Oceanic Salt Ponds, Inc.

Contract No. 1000000000

Address 265 Hwy 101, Riverdale, CA 94581

Phone (925) 451-1111

Fax (925) 451-1111

DATE: 10/10/00

Architectural Firm HMC Architects

Contract No. 1000000000

Address 354 Concord Street, Concord, CA 94520

Phone (925) 301-5500

Fax (925) 301-5500

DATE: 10/10/00

Engineering Firm N/A

Contract No. N/A

Address N/A

Phone N/A

DATE: N/A

Lead by Architectural Civil Mechanical Electrical Environmental Other

Specialty Other

SE Certification

Agency Firm Number (SEE LIST)

Contract Number (SEE LIST) (SEE LIST) (SEE LIST) (SEE LIST)

Project Description: All of the above. 2000 sq ft. 10/10/00

Redesign of existing building. 10/10/00

Construction of new building. 10/10/00

Other: 10/10/00

Priority Group: 1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10

Priority Reason: 10/10/00

Contract Number: 10/10/00

Contract Description: 10/10/00

Notes: 1 2 3 4 5 6 7 8 9 10

Remarks: 10/10/00

Project Location

Contract Number: 10/10/00

Contract Description: 10/10/00

Contract Number: 10/10/00

Contract Description: 10/10/00

Contract Number: 10/10/00

Contract Description: 10/10/00

Contract Number: 10/10/00

Contract Description: 10/10/00

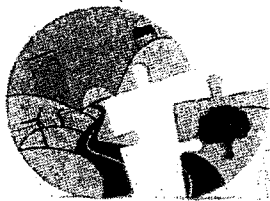
Contract Number: 10/10/00

Contract Description: 10/10/00

Contract Number: 10/10/00

Contract Description: 10/10/00

Contract Number: 10/10/00



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207803 DATE SUBMITTED: 7/22/2013

APPLICATION INFORMATION

Applicant's Name: Operation Safe House, Inc. E-Mail: SafeHouse9@aol.com

Mailing Address: 9685 Hayes Street
Riverside, CA 92503
City State ZIP

Daytime Phone No: (951) 351-4418 x 18 Fax No: (951) 351-4265

Engineer/Representative's Name: Diane Stewart E-Mail: DianeStewart@aol.com

Mailing Address: 1509 Collins St. NW
Salem, OR 97304
City State ZIP

Daytime Phone No: (949) 300-7728 Fax No: (714) 256-2595

Property Owner's Name: Operation Safe House, Inc. E-Mail: SafeHouse9@aol.com

Mailing Address: 9685 Hayes Street
Riverside, CA 92503
City State ZIP

Daytime Phone No: (951) 351-4418 x 18 Fax No: (951) 351-4265

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

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Operation Safe House, Inc. by Kathy McAdara

PRINTED NAME OF APPLICANT

Kathy McAdara
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Operation Safe House, Inc. by Kathy McAdara

PRINTED NAME OF PROPERTY OWNER(S)

Kathy McAdara
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 651-131-003

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: 1.0

General location (nearby or cross streets): North of Ramon Road, South of La Canada Way, East of Thelma Avenue, West of Rosemary Lane.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 788, Grid D2

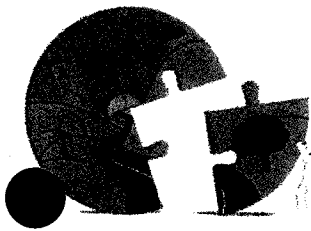
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

See attached.

R-1 to CH/CP

Related cases filed in conjunction with this request:

For 650-131-003: PUP 00876 and EA 39937 and for 65-131-018: GPA 1101, CZ 7757 and Plot Plan 24866



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 3660 DATE SUBMITTED: 7/22/2013

APPLICATION INFORMATION

Applicant's Name: Operation Safe House, Inc. E-Mail: safehouse9@aol.com

Mailing Address: 9685 Hayes St.
Riverside CA 92503-3660
City *State* *ZIP*

Daytime Phone No: (951) 351-4418 x 18 Fax No: (951) 351-4265

Engineer/Representative's Name: Psomas / Cliff Simental E-Mail: cliff.simental@psomas.com

Mailing Address: 1500 Iowa Avenue, Suite 210
Riverside CA 92507
City *State* *ZIP*

Daytime Phone No: (951) 787-8421 Fax No: (951) 682-3379

Property Owner's Name: See Applicant's Information E-Mail: _____

Mailing Address: See Applicant's Information
See Applicant's Information
City *State* *ZIP*

Daytime Phone No: (_____) See Applicant's Information Fax No: (_____) See Applicant's Information

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Operation Safe House, Inc.

PRINTED NAME OF APPLICANT

Kathy McAdara

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

By Kathy McAdara
Its Executive Director

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

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

Same

PRINTED NAME OF PROPERTY OWNER(S)

Kathy McAdara

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-134-003

Section: 18 Township: 4 South Range: 6 East

Approximate Gross Acreage: 1.00 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of East Lynn Street, South of La Canada Way, East of Thelma Avenue, West of Rosemary Lane.

Thomas Brothers map, edition year, page number, and coordinates: (2006) 788 D2

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Map 1 existing lot for future condominium purposes. Construction is complete.

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). PUP00876, MT073397, PP21474, COC06426, MT067480, CFG03402 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39937 E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? n/a

Estimated amount of cut = cubic yards: n/a

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards n/a

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

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

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

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

How many anticipated truckloads? n/a truck loads.

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

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Operation Safe House, Inc. Date _____

Owner/Representative (2) *Kathy McAdara* Date 07/15/13

By Kathy McAdara
Its Executive Director

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/29/2014,

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

APN (s) or case numbers CZ07803/PM36601 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

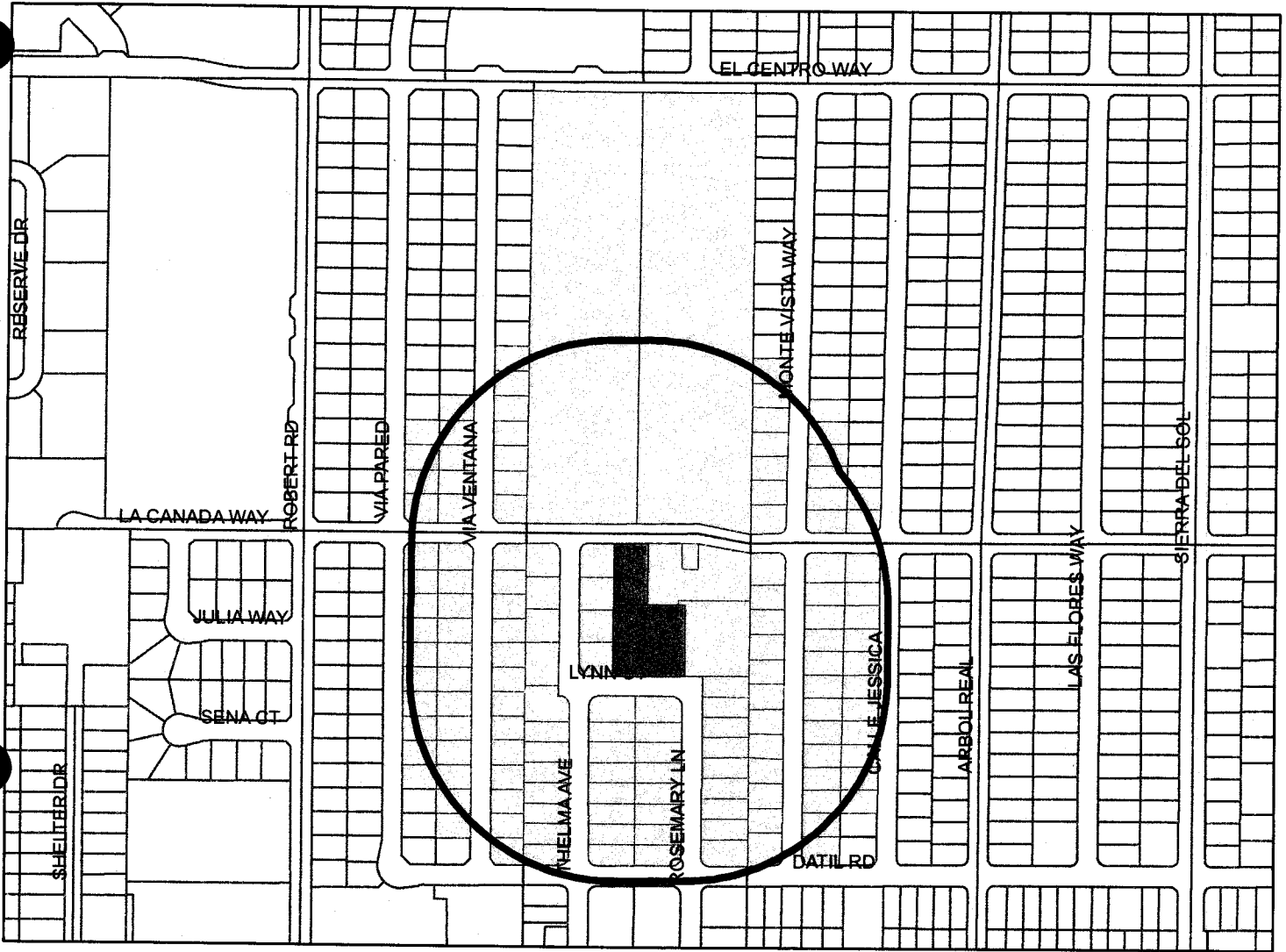
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

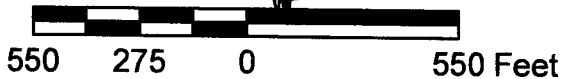
CZ07803/PM36601 (600 feet buffer)



Selected Parcels

- 650-142-018 650-333-011 650-162-016 650-342-031 650-131-016 650-131-011 650-142-037 650-131-013 650-131-014 650-134-010
- 650-162-007 650-162-015 650-162-011 650-143-015 650-131-012 650-163-008 650-162-004 650-162-001 650-342-033 650-131-006
- 650-131-010 650-136-009 650-142-038 650-162-010 650-343-005 650-142-035 650-332-001 650-343-004 650-131-017 650-332-010
- 650-135-002 650-143-013 650-333-013 650-333-006 650-163-012 650-143-014 650-162-018 650-136-008 650-332-002 650-163-002
- 650-332-026 650-342-002 650-162-002 650-342-030 650-131-004 650-332-024 650-120-007 650-142-017 650-163-007 650-332-025
- 650-162-008 650-162-017 650-162-020 650-162-023 650-163-005 650-163-009 650-143-017 650-134-013 650-332-022 650-134-007
- 650-134-008 650-163-011 650-162-025 650-142-033 650-134-001 650-142-034 650-136-003 650-134-014 650-162-022 650-162-005

First 120 parcels shown



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ASMT: 650120001, APN: 650120001
LYON 131, ETAL
12390 ARROWHEAD ST
STANTON CA 90680

ASMT: 650131007, APN: 650131007
MARIA ANGUIANO, ETAL
31532 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650120007, APN: 650120007
JULIE GARATEA, ETAL
P O BOX 806
RANCHO MIRAGE CA 92270

ASMT: 650131008, APN: 650131008
LUTHER BANDICK
31666 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131001, APN: 650131001
THOUSAND PALMS CHAMBER OF COMMERCE
BOX 365
THOUSAND PALMS CA 92276

ASMT: 650131009, APN: 650131009
LAURA AGUAYO
31690 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131002, APN: 650131002
OSCAR ANDRADE
72740 EAST LYNN WAY
THOUSAND PLMS, CA. 92276

ASMT: 650131010, APN: 650131010
CARLOS LOPEZ
51845 AVENIDA MARTINEZ
LA QUINTA CA 92253

ASMT: 650131003, APN: 650131003
OPERATION SAFE HOUSE INC
9685 HAYES ST
RIVERSIDE CA 92503

ASMT: 650131011, APN: 650131011
AMADO DIAZ
31734 ROSEMARY LANE
THOUSAND PLMS, CA. 92276

ASMT: 650131004, APN: 650131004
FOUR PLEX PROP
C/O ANDREW DAVIDIAN
79550 ST MARGARETS BAY
BERMUDA DUNES CA 92203

ASMT: 650131012, APN: 650131012
AVELINO DIAZ
31756 ROSEMARY LANE
THOUSAND PLMS, CA. 92276

ASMT: 650131006, APN: 650131006
CARLOS INIGUEZ
31568 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650131014, APN: 650131014
JOVITA PEGUERO, ETAL
30908 VIA PARED
THOUSAND PALMS CA 92276

ASMT: 650131015, APN: 650131015
FILIVERTO GIL, ETAL
78603 ORCABESSA
BERMUDA DUNES CA 92203

ASMT: 650134004, APN: 650134004
C BROS REVOCABLE LIVING TRUST, ETAL
C/O CAA INC
6767 W TROPICANA STE 100
LAS VEGAS NV 89103

ASMT: 650131016, APN: 650131016
HOLLY SANCHEZ, ETAL
31846 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650134005, APN: 650134005
MACARIO ALMODOVAR
31781 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131017, APN: 650131017
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 650134006, APN: 650134006
PAUL FUSON
31801 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131018, APN: 650131018
OPERATION SAFE HOUSE INC
72710 E LYNN ST
THOUSAND PALMS CA 92276

ASMT: 650134008, APN: 650134008
LUCY MICHAUD, ETAL
220 MIRA VERDE DR
LA HABRA CA 90631

ASMT: 650134001, APN: 650134001
EVA MAGANA, ETAL
31691 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650134009, APN: 650134009
JEANETTE MARQUEZ, ETAL
31846 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134002, APN: 650134002
PROGRESSIVE LENDING INC
C/O MALEK AYASS
9700 CAMINO DEL CORONADO
MORENO VALLEY CA 92557

ASMT: 650134010, APN: 650134010
ANGELINA GARCIA
33080 WISHING WELL TR
CATHEDRAL CY CA 92234

ASMT: 650134003, APN: 650134003
MARILYN FROMME, ETAL
1611 W BEACH RD
OAK HARBOR WA 98277

ASMT: 650134011, APN: 650134011
MARSHA PEFFERS
31802 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134012, APN: 650134012
LINDA CASTRO, ETAL
31782 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650135005, APN: 650135005
MARIA DIAZ, ETAL
31633 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134013, APN: 650134013
MARIA PEREA, ETAL
31758 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136002, APN: 650136002
ARCIDALIA GARCIA, ETAL
31713 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134014, APN: 650134014
ROSIO CARRILLO, ETAL
31736 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136003, APN: 650136003
RAFAEL BLANCO, ETAL
31456 LAS FLORES WAY
THOUSAND PLMS CA 92276

ASMT: 650134015, APN: 650134015
MARIO MUNOZ
31714 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136004, APN: 650136004
LUZ BALLADAREZ, ETAL
31757 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134016, APN: 650134016
ADALILA GARCIA, ETAL
31779 SHELTER DR
THOUSAND PLMS CA 92276

ASMT: 650136006, APN: 650136006
JACQUELINE WASTAL, ETAL
4405 MANCHESTER STE 106
ENCINITAS CA 92024

ASMT: 650135001, APN: 650135001
RODNEY COLLINS
72627 LA CANADA WAY UNIT A
THOUSAND PLMS, CA. 92276

ASMT: 650136007, APN: 650136007
NORMAN MIKKELSON
45 COPPERCREST
ALISO VIEJO CA 92656

ASMT: 650135002, APN: 650135002
DANNY NELSON
31040 MONTE VISTA WAY
THOUSAND PALMS CA 92276

ASMT: 650136008, APN: 650136008
ELIZABETH FLORES
31847 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136009, APN: 650136009
ROSA RIVAS, ETAL
31691 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650142036, APN: 650142036
RICARDO PEREZ
31420 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142017, APN: 650142017
GAUDY HERNANDEZ
31425 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650142037, APN: 650142037
ANDRES CARBAJAL
31450 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142018, APN: 650142018
ABRAHAM ISLAS
68190 DURANGO RD
CATHEDRAL CITY CA 92234

ASMT: 650143013, APN: 650143013
DEBORAH SODERLIND
31257 MONTE VISTA WAY
THOUSAND PLMS CA 92276

ASMT: 650142019, APN: 650142019
NATIONSTAR MORTGAGE
350 HIGHLAND DR
LEWISVILLE TX 75067

ASMT: 650143014, APN: 650143014
KENIA WYNNS, ETAL
P O BOX 914
THOUSAND PLMS CA 92276

ASMT: 650142033, APN: 650142033
JESUS GONZALES
31350 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650143015, APN: 650143015
SARA ALVAREZ, ETAL
31365 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142034, APN: 650142034
SANDRA MENDEZ, ETAL
31370 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650143016, APN: 650143016
MARIA BECERRA
31385 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142035, APN: 650142035
KIM QUON, ETAL
2436 W SILVERLAKE DR
LOS ANGELES CA 90039

ASMT: 650143017, APN: 650143017
NANCY HOPE, ETAL
C/O MARK P HOPE
3116 ARROWHEAD DR
HOLLYWOOD CA 90068

ASMT: 650143019, APN: 650143019
RODNEY COLLINS
72627 LA CANADA WAY NO A
THOUSAND PLMS CA 92276

ASMT: 650162009, APN: 650162009
REINA MONGE, ETAL
31683 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162001, APN: 650162001
ELIZABETH AYALA, ETAL
31503 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162010, APN: 650162010
CESAR CASTRO
31697 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162002, APN: 650162002
RAQUEL MACIAS, ETAL
31533 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162011, APN: 650162011
SANDRA BENITEZ, ETAL
31761 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162003, APN: 650162003
ELEANOR MOJICA, ETAL
30300 LAS FLORES WAY
THOUSAND PALMS CA 92276

ASMT: 650162014, APN: 650162014
ORALIA MORENO, ETAL
30379 ARBOL REAL
THOUSAND PALMS CA 92276

ASMT: 650162004, APN: 650162004
BARBARA LYONS
325 N BIG CANYON DR
PALM SPRINGS CA 92264

ASMT: 650162015, APN: 650162015
ARMANDO AGUILERA
31660 CALLE JESSICA
THOUSAND PLMS CA 92276

ASMT: 650162005, APN: 650162005
MA MOJICA, ETAL
31615 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162016, APN: 650162016
ADOLFO LEON
P O BOX 414
THOUSAND PLMS CA 92276

ASMT: 650162006, APN: 650162006
CONNIE NEILL, ETAL
12130 TURNBERRY DR
RANCHO MIRAGE CA 92270

ASMT: 650162018, APN: 650162018
MIRNA GONZALEZ, ETAL
31455 CALLE HELENE
THOUSAND PALMS CA 92276

ASMT: 650162019, APN: 650162019
MARTIN VILLARREAL
31650 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163002, APN: 650163002
ESTHER CORTEZ
31545 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162021, APN: 650162021
ROGELIO ARRIAGA, ETAL
P O BOX 1020
PALM DESERT CA 92261

ASMT: 650163003, APN: 650163003
IRMA COLON, ETAL
31575 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162022, APN: 650162022
GRACIELA DELAPAZ, ETAL
31720 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163004, APN: 650163004
REMIGIO RAMIREZ
31605 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162024, APN: 650162024
LYNN CARANCI, ETAL
15143 CERECITA DR
WHITTIER CA 90604

ASMT: 650163006, APN: 650163006
SILVIA DIAZ, ETAL
30115 CALLE JESSICA
THOUSAND PLMS CA 92276

ASMT: 650162025, APN: 650162025
LAURA DELGADO, ETAL
31780 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163007, APN: 650163007
GERARDO MUNGUIA
31695 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162026, APN: 650162026
PHILLIP SHELTON
75653 CAMINO DE PACO
INDIAN WELLS CA 92201

ASMT: 650163008, APN: 650163008
AVELINO DIAZ
P O BOX 42
CATHEDRAL CY CA 92234

ASMT: 650163001, APN: 650163001
MARIA DIAZ MEZA, ETAL
31515 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163009, APN: 650163009
RUTH SAMET, ETAL
15757 ROYAL RIDGE RD
SHERMAN OAKS CA 91403

ASMT: 650163010, APN: 650163010
BURROWS RALPH ESTATE OF, ETAL
2025 STRADELLA RD
LOS ANGELES CA 90077

ASMT: 650332005, APN: 650332005
PHUNG DAM
31632 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650163011, APN: 650163011
IRMA STANLEY, ETAL
20880 ARTESIA RD
DSRT HOT SPG CA 92241

ASMT: 650332006, APN: 650332006
PENSCO TRUST CO
75425 ST ANDREWS
INDIAN WELLS CA 92211

ASMT: 650163012, APN: 650163012
DOUGLAS ALMS
38703 VISTA DR
CATHEDRAL CY CA 92234

ASMT: 650332007, APN: 650332007
KEVIN GREENWOOD
31684 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332001, APN: 650332001
KAREN DAVIS, ETAL
75425 ST ANDREWS CT
INDIAN WELLS CA 92210

ASMT: 650332008, APN: 650332008
ROGER MATTHEWS
31710 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332002, APN: 650332002
CLEMENTINA CARDENAS, ETAL
11726 CHRISTOPHER AVE
INGLEWOOD CA 90303

ASMT: 650332009, APN: 650332009
MARIA HURTADO, ETAL
31736 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332003, APN: 650332003
TERYL MATKINS, ETAL
515 SOUTH FIGUEROA
LOS ANGELES CA 90071

ASMT: 650332010, APN: 650332010
CHRISTIANA TISE, ETAL
31762 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332004, APN: 650332004
JOSE RUMBO
73227 SAN NICHOLAS AVE
PALM DESERT CA 92260

ASMT: 650332015, APN: 650332015
VERONICA BARAJAS
31815 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332016, APN: 650332016
ROSA HOUGHTALING
31789 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332023, APN: 650332023
REBECCA HEARD
P O BOX 663
THOUSAND PLMS CA 92276

ASMT: 650332017, APN: 650332017
WILLIAM MURRAY
40870 GLENMORE
PALM DESERT CA 92260

ASMT: 650332024, APN: 650332024
FRANCISCO CARBALLIDO
31581 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332018, APN: 650332018
MICHELE FARACY, ETAL
79893 COUNTRY CLUB DR 4
BERMUDA DUNES CA 92203

ASMT: 650332025, APN: 650332025
YOLANDA DEGASTELUM, ETAL
31555 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332019, APN: 650332019
BARBARA BELTRANO, ETAL
31711 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332026, APN: 650332026
EVELIA RAMIREZ
31529 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332020, APN: 650332020
ELVA FODOR, ETAL
31685 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333001, APN: 650333001
MARIA LOPEZ
31526 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332021, APN: 650332021
LUZ DE CARREON, ETAL
31659 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333002, APN: 650333002
SHERRI LIBBY
31552 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332022, APN: 650332022
MARGO COKE, ETAL
32400 SAN MIGUELITO DR
THOUSAND PLMS CA 92276

ASMT: 650333003, APN: 650333003
WALKER LAND CO
2795 E BIDWELL ST 100 137
FOLSOM CA 95630

ASMT: 650333004, APN: 650333004
CLARA PLATA, ETAL
31604 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333011, APN: 650333011
ADELIA POWERS
P O BOX 974
THOUSAND PALMS CA 92276

ASMT: 650333005, APN: 650333005
ROSA PRAGER
P O BOX 2398
RANCHO MIRAGE CA 92270

ASMT: 650333012, APN: 650333012
KATHLEEN DEROSA
35200 CATHEDRAL CYN 174
CATHEDRAL CY CA 92234

ASMT: 650333006, APN: 650333006
CONCETTA NADALIN, ETAL
47662 BLACK MOUNTAIN ST
INDIO CA 92201

ASMT: 650333013, APN: 650333013
COURTNEY MOFFATT, ETAL
31838 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333007, APN: 650333007
NANCY BLOSS
31682 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342001, APN: 650342001
LYSA GORDON
31476 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650333008, APN: 650333008
NICHOLAS SANDOVAL
31708 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342002, APN: 650342002
EXIQUIO MEDINA
31450 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650333009, APN: 650333009
JEANNETTE BAGWELL, ETAL
1967 S BROADMOOR DR
PALM SPRINGS CA 92264

ASMT: 650342003, APN: 650342003
ELIZABETH PALM, ETAL
4850 W 95TH ST
INGLEWOOD CA 90301

ASMT: 650333010, APN: 650333010
VERONICA HALL
31760 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342004, APN: 650342004
ELIZABETH SENSO, ETAL
31398 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650342030, APN: 650342030
FORECLOSED HOUSES OPPORTUNITY POOL
328 TERRACE CIR
BRAWLEY CA 92227

ASMT: 650343003, APN: 650343003
KELLY BRADFORD, ETAL
31422 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342031, APN: 650342031
ALBERTO DELAPAZ
31399 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343004, APN: 650343004
BETHANY CADDOW, ETAL
31396 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342032, APN: 650342032
MICHAEL MCFAUL
31425 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343005, APN: 650343005
CONSUELO MITCHELL, ETAL
31370 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342033, APN: 650342033
CARLOS BORJA
31451 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343006, APN: 650343006
MARIA ORTIZ, ETAL
31344 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342034, APN: 650342034
LIONEL PADILLA
31477 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343007, APN: 650343007
MARIBEL MOJICA
31318 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343001, APN: 650343001
PAMELA MCKAY
31474 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343002, APN: 650343002
HALL DESERT PROP, ETAL
68895 PEREZ RD STE 9
CATHEDRAL CY CA 92234



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 2, 2014

THE PRESS ENTERPRISE
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P.O. BOX 792
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FAX: (951) 368-9018

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KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

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Sent: Thursday, October 2, 2014 8:09 AM
To: PEC Legals Master
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Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
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P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 2, 2014

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P.O. BOX 2734
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FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

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Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Thursday, October 02, 2014 8:39 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7803 TPM 36601

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, October 02, 2014 8:11 AM
To: Email, TDS-Legals
Subject: FOR PUBLICATION: ZC 7803 TPM 36601

Good morning! Notice of Public hearing, for publication on Wednesday, Oct. 8, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 2, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7803 and TPM 36601

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.

Board Agenda Date: October 28, 2014 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: October 2, 2014
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Thursday, October 02, 2014 8:59 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7803 TPM 36601

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, October 02, 2014 8:12 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: ZC 7803 TPM 36601

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP FAST TRACK, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 28, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Operation Safehouse, Inc., on **Change of Zone No. 7803**, which proposes to amend the zoning from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36601, Schedule E (FTA 2010-03)**, which proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, and existing 3,292 square foot education and facilities building as well as a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for an existing emergency youth center ("the project"). The project is located northerly of East Lynn Street, easterly of Thelma Avenue, and westerly of Monte Vista Way in the Western Coachella Valley Area Plan, Thousand Palms, Fourth Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt a Negative Declaration for **Environmental Assessment No. 42608**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL jolivas@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 2, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am
(NAME and TITLE)
not a party to the within action or proceeding; that on October 2, 2014, I mailed a
copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7803 and TPM 36601

to the parties listed in the attached labels, by depositing said copy with postage thereon
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,
92501.

Board Agenda Date: October 28, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: October 2, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/29/2014.

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

APN (s) or case numbers CZ07803/PM36601 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

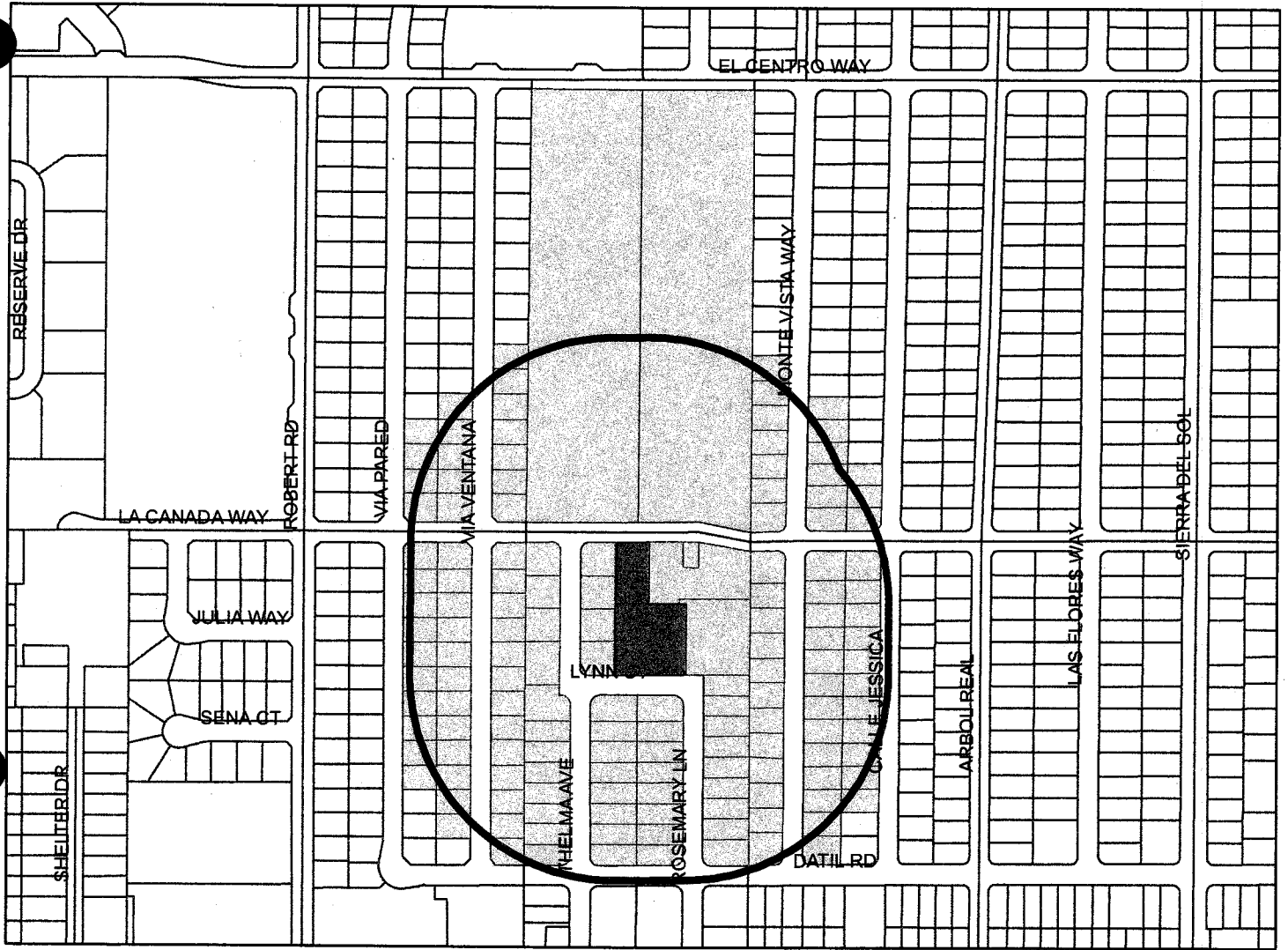
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

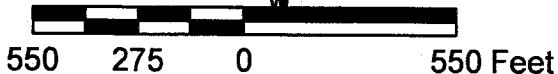
CZ07803/PM36601 (600 feet buffer)



Selected Parcels

650-142-018	650-333-011	650-162-016	650-342-031	650-131-016	650-131-011	650-142-037	650-131-013	650-131-014	650-134-010
650-162-007	650-162-015	650-162-011	650-143-015	650-131-012	650-163-008	650-162-004	650-162-001	650-342-033	650-131-006
650-131-010	650-136-009	650-142-038	650-162-010	650-343-005	650-142-035	650-332-001	650-343-004	650-131-017	650-332-010
650-135-002	650-143-013	650-333-013	650-333-006	650-163-012	650-143-014	650-162-018	650-136-008	650-332-002	650-163-002
650-332-026	650-342-002	650-162-002	650-342-030	650-131-004	650-332-024	650-120-007	650-142-017	650-163-007	650-332-025
650-162-008	650-162-017	650-162-020	650-162-023	650-163-005	650-163-009	650-143-017	650-134-013	650-332-022	650-134-007
650-134-008	650-163-011	650-162-025	650-142-033	650-134-001	650-142-034	650-136-003	650-134-014	650-162-022	650-162-005

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 650120001, APN: 650120001
LYON 131, ETAL
12390 ARROWHEAD ST
STANTON CA 90680

ASMT: 650131007, APN: 650131007
MARIA ANGUIANO, ETAL
31532 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650120007, APN: 650120007
JULIE GARATEA, ETAL
P O BOX 806
RANCHO MIRAGE CA 92270

ASMT: 650131008, APN: 650131008
LUTHER BANDICK
31666 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131001, APN: 650131001
THOUSAND PALMS CHAMBER OF COMMERCE
BOX 365
THOUSAND PALMS CA 92276

ASMT: 650131009, APN: 650131009
LAURA AGUAYO
31690 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131002, APN: 650131002
OSCAR ANDRADE
72740 EAST LYNN WAY
THOUSAND PLMS, CA. 92276

ASMT: 650131010, APN: 650131010
CARLOS LOPEZ
51845 AVENIDA MARTINEZ
LA QUINTA CA 92253

ASMT: 650131003, APN: 650131003
OPERATION SAFE HOUSE INC
9685 HAYES ST
RIVERSIDE CA 92503

ASMT: 650131011, APN: 650131011
AMADO DIAZ
31734 ROSEMARY LANE
THOUSAND PLMS, CA. 92276

ASMT: 650131004, APN: 650131004
FOUR PLEX PROP
C/O ANDREW DAVIDIAN
79550 ST MARGARETS BAY
BERMUDA DUNES CA 92203

ASMT: 650131012, APN: 650131012
AVELINO DIAZ
31756 ROSEMARY LANE
THOUSAND PLMS, CA. 92276

ASMT: 650131006, APN: 650131006
CARLOS INIGUEZ
31568 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650131014, APN: 650131014
JOVITA PEGUERO, ETAL
30908 VIA PARED
THOUSAND PALMS CA 92276

ZC 7803

138

ASMT: 650131015, APN: 650131015
FILIVERTO GIL, ETAL
78603 ORCABESSA
BERMUDA DUNES CA 92203

ASMT: 650134004, APN: 650134004
C BROS REVOCABLE LIVING TRUST, ETAL
C/O CAA INC
6767 W TROPICANA STE 100
LAS VEGAS NV 89103

ASMT: 650131016, APN: 650131016
HOLLY SANCHEZ, ETAL
31846 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650134005, APN: 650134005
MACARIO ALMODOVAR
31781 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131017, APN: 650131017
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 650134006, APN: 650134006
PAUL FUSON
31801 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650131018, APN: 650131018
OPERATION SAFE HOUSE INC
72710 E LYNN ST
THOUSAND PALMS CA 92276

ASMT: 650134008, APN: 650134008
LUCY MICHAUD, ETAL
220 MIRA VERDE DR
LA HABRA CA 90631

ASMT: 650134001, APN: 650134001
EVA MAGANA, ETAL
31691 ROSEMARY LN
THOUSAND PLMS, CA. 92276

ASMT: 650134009, APN: 650134009
JEANETTE MARQUEZ, ETAL
31846 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134002, APN: 650134002
PROGRESSIVE LENDING INC
C/O MALEK AYASS
9700 CAMINO DEL CORONADO
MORENO VALLEY CA 92557

ASMT: 650134010, APN: 650134010
ANGELINA GARCIA
33080 WISHING WELL TR
CATHEDRAL CY CA 92234

ASMT: 650134003, APN: 650134003
MARILYN FROMME, ETAL
1611 W BEACH RD
OAK HARBOR WA 98277

ASMT: 650134011, APN: 650134011
MARSHA PEFFERS
31802 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134012, APN: 650134012
LINDA CASTRO, ETAL
31782 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650135005, APN: 650135005
MARIA DIAZ, ETAL
31633 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134013, APN: 650134013
MARIA PEREA, ETAL
31758 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136002, APN: 650136002
ARCIDALIA GARCIA, ETAL
31713 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134014, APN: 650134014
ROSIO CARRILLO, ETAL
31736 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136003, APN: 650136003
RAFAEL BLANCO, ETAL
31456 LAS FLORES WAY
THOUSAND PLMS CA 92276

ASMT: 650134015, APN: 650134015
MARIO MUNOZ
31714 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136004, APN: 650136004
LUZ BALLADAREZ, ETAL
31757 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650134016, APN: 650134016
ADALILA GARCIA, ETAL
31779 SHELTER DR
THOUSAND PLMS CA 92276

ASMT: 650136006, APN: 650136006
JACQUELINE WASTAL, ETAL
4405 MANCHESTER STE 106
ENCINITAS CA 92024

ASMT: 650135001, APN: 650135001
RODNEY COLLINS
72627 LA CANADA WAY UNIT A
THOUSAND PLMS, CA. 92276

ASMT: 650136007, APN: 650136007
NORMAN MIKKELSON
45 COPPERCREST
ALISO VIEJO CA 92656

ASMT: 650135002, APN: 650135002
DANNY NELSON
31040 MONTE VISTA WAY
THOUSAND PALMS CA 92276

ASMT: 650136008, APN: 650136008
ELIZABETH FLORES
31847 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650136009, APN: 650136009
ROSA RIVAS, ETAL
31691 THELMA AVE
THOUSAND PLMS, CA. 92276

ASMT: 650142036, APN: 650142036
RICARDO PEREZ
31420 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142017, APN: 650142017
GAUDY HERNANDEZ
31425 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650142037, APN: 650142037
ANDRES CARBAJAL
31450 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142018, APN: 650142018
ABRAHAM ISLAS
68190 DURANGO RD
CATHEDRAL CITY CA 92234

ASMT: 650143013, APN: 650143013
DEBORAH SODERLIND
31257 MONTE VISTA WAY
THOUSAND PLMS CA 92276

ASMT: 650142019, APN: 650142019
NATIONSTAR MORTGAGE
350 HIGHLAND DR
LEWISVILLE TX 75067

ASMT: 650143014, APN: 650143014
KENIA WYNNNS, ETAL
P O BOX 914
THOUSAND PLMS CA 92276

ASMT: 650142033, APN: 650142033
JESUS GONZALES
31350 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650143015, APN: 650143015
SARA ALVAREZ, ETAL
31365 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142034, APN: 650142034
SANDRA MENDEZ, ETAL
31370 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650143016, APN: 650143016
MARIA BECERRA
31385 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650142035, APN: 650142035
KIM QUON, ETAL
2436 W SILVERLAKE DR
LOS ANGELES CA 90039

ASMT: 650143017, APN: 650143017
NANCY HOPE, ETAL
C/O MARK P HOPE
3116 ARROWHEAD DR
HOLLYWOOD CA 90068

ASMT: 650143019, APN: 650143019
RODNEY COLLINS
72627 LA CANADA WAY NO A
THOUSAND PLMS CA 92276

ASMT: 650162009, APN: 650162009
REINA MONGE, ETAL
31683 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162001, APN: 650162001
ELIZABETH AYALA, ETAL
31503 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162010, APN: 650162010
CESAR CASTRO
31697 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162002, APN: 650162002
RAQUEL MACIAS, ETAL
31533 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162011, APN: 650162011
SANDRA BENITEZ, ETAL
31761 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162003, APN: 650162003
ELEANOR MOJICA, ETAL
30300 LAS FLORES WAY
THOUSAND PALMS CA 92276

ASMT: 650162014, APN: 650162014
ORALIA MORENO, ETAL
30379 ARBOL REAL
THOUSAND PALMS CA 92276

ASMT: 650162004, APN: 650162004
BARBARA LYONS
325 N BIG CANYON DR
PALM SPRINGS CA 92264

ASMT: 650162015, APN: 650162015
ARMANDO AGUILERA
31660 CALLE JESSICA
THOUSAND PLMS CA 92276

ASMT: 650162005, APN: 650162005
MA MOJICA, ETAL
31615 CALLE JESSICA
THOUSAND PLMS, CA. 92276

ASMT: 650162016, APN: 650162016
ADOLFO LEON
P O BOX 414
THOUSAND PLMS CA 92276

ASMT: 650162006, APN: 650162006
CONNIE NEILL, ETAL
12130 TURNBERRY DR
RANCHO MIRAGE CA 92270

ASMT: 650162018, APN: 650162018
MIRNA GONZALEZ, ETAL
31455 CALLE HELENE
THOUSAND PALMS CA 92276

ASMT: 650162019, APN: 650162019
MARTIN VILLARREAL
31650 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163002, APN: 650163002
ESTHER CORTEZ
31545 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162021, APN: 650162021
ROGELIO ARRIAGA, ETAL
P O BOX 1020
PALM DESERT CA 92261

ASMT: 650163003, APN: 650163003
IRMA COLON, ETAL
31575 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162022, APN: 650162022
GRACIELA DELAPAZ, ETAL
31720 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163004, APN: 650163004
REMIGIO RAMIREZ
31605 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162024, APN: 650162024
LYNN CARANCI, ETAL
15143 CERECITA DR
WHITTIER CA 90604

ASMT: 650163006, APN: 650163006
SILVIA DIAZ, ETAL
30115 CALLE JESSICA
THOUSAND PLMS CA 92276

ASMT: 650162025, APN: 650162025
LAURA DELGADO, ETAL
31780 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163007, APN: 650163007
GERARDO MUNGUIA
31695 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650162026, APN: 650162026
PHILLIP SHELTON
75653 CAMINO DE PACO
INDIAN WELLS CA 92201

ASMT: 650163008, APN: 650163008
AVELINO DIAZ
P O BOX 42
CATHEDRAL CY CA 92234

ASMT: 650163001, APN: 650163001
MARIA DIAZ MEZA, ETAL
31515 MONTE VISTA WAY
THOUSAND PLMS, CA. 92276

ASMT: 650163009, APN: 650163009
RUTH SAMET, ETAL
15757 ROYAL RIDGE RD
SHERMAN OAKS CA 91403

ASMT: 650163010, APN: 650163010
BURROWS RALPH ESTATE OF, ETAL
2025 STRADELLA RD
LOS ANGELES CA 90077

ASMT: 650332005, APN: 650332005
PHUNG DAM
31632 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650163011, APN: 650163011
IRMA STANLEY, ETAL
20880 ARTESIA RD
DSRT HOT SPG CA 92241

ASMT: 650332006, APN: 650332006
PENSCO TRUST CO
75425 ST ANDREWS
INDIAN WELLS CA 92211

ASMT: 650163012, APN: 650163012
DOUGLAS ALMS
38703 VISTA DR
CATHEDRAL CY CA 92234

ASMT: 650332007, APN: 650332007
KEVIN GREENWOOD
31684 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332001, APN: 650332001
KAREN DAVIS, ETAL
75425 ST ANDREWS CT
INDIAN WELLS CA 92210

ASMT: 650332008, APN: 650332008
ROGER MATTHEWS
31710 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332002, APN: 650332002
CLEMENTINA CARDENAS, ETAL
11726 CHRISTOPHER AVE
INGLEWOOD CA 90303

ASMT: 650332009, APN: 650332009
MARIA HURTADO, ETAL
31736 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332003, APN: 650332003
TERYL MATKINS, ETAL
515 SOUTH FIGUEROA
LOS ANGELES CA 90071

ASMT: 650332010, APN: 650332010
CHRISTIANA TISE, ETAL
31762 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650332004, APN: 650332004
JOSE RUMBO
73227 SAN NICHOLAS AVE
PALM DESERT CA 92260

ASMT: 650332015, APN: 650332015
VERONICA BARAJAS
31815 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332016, APN: 650332016
ROSA HOUGHTALING
31789 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332023, APN: 650332023
REBECCA HEARD
P O BOX 663
THOUSAND PLMS CA 92276

ASMT: 650332017, APN: 650332017
WILLIAM MURRAY
40870 GLENMORE
PALM DESERT CA 92260

ASMT: 650332024, APN: 650332024
FRANCISCO CARBALLIDO
31581 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332018, APN: 650332018
MICHELE FARACY, ETAL
79893 COUNTRY CLUB DR 4
BERMUDA DUNES CA 92203

ASMT: 650332025, APN: 650332025
YOLANDA DEGASTELUM, ETAL
31555 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332019, APN: 650332019
BARBARA BELTRANO, ETAL
31711 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332026, APN: 650332026
EVELIA RAMIREZ
31529 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332020, APN: 650332020
ELVA FODOR, ETAL
31685 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333001, APN: 650333001
MARIA LOPEZ
31526 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332021, APN: 650332021
LUZ DE CARREON, ETAL
31659 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333002, APN: 650333002
SHERRI LIBBY
31552 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650332022, APN: 650332022
MARGO COKE, ETAL
32400 SAN MIGUELITO DR
THOUSAND PLMS CA 92276

ASMT: 650333003, APN: 650333003
WALKER LAND CO
2795 E BIDWELL ST 100 137
FOLSOM CA 95630

ASMT: 650333004, APN: 650333004
CLARA PLATA, ETAL
31604 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333011, APN: 650333011
ADELIA POWERS
P O BOX 974
THOUSAND PALMS CA 92276

ASMT: 650333005, APN: 650333005
ROSA PRAGER
P O BOX 2398
RANCHO MIRAGE CA 92270

ASMT: 650333012, APN: 650333012
KATHLEEN DEROSA
35200 CATHEDRAL CYN 174
CATHEDRAL CY CA 92234

ASMT: 650333006, APN: 650333006
CONCETTA NADALIN, ETAL
47662 BLACK MOUNTAIN ST
INDIO CA 92201

ASMT: 650333013, APN: 650333013
COURTNEY MOFFATT, ETAL
31838 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650333007, APN: 650333007
NANCY BLOSS
31682 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342001, APN: 650342001
LYSA GORDON
31476 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650333008, APN: 650333008
NICHOLAS SANDOVAL
31708 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342002, APN: 650342002
EXIQUIO MEDINA
31450 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650333009, APN: 650333009
JEANNETTE BAGWELL, ETAL
1967 S BROADMOOR DR
PALM SPRINGS CA 92264

ASMT: 650342003, APN: 650342003
ELIZABETH PALM, ETAL
4850 W 95TH ST
INGLEWOOD CA 90301

ASMT: 650333010, APN: 650333010
VERONICA HALL
31760 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342004, APN: 650342004
ELIZABETH SENSO, ETAL
31398 VIA PARED
THOUSAND PLMS, CA. 92276

ASMT: 650342030, APN: 650342030
FORECLOSED HOUSES OPPORTUNITY POOL
328 TERRACE CIR
BRAWLEY CA 92227

ASMT: 650343003, APN: 650343003
KELLY BRADFORD, ETAL
31422 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342031, APN: 650342031
ALBERTO DELAPAZ
31399 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343004, APN: 650343004
BETHANY CADDOW, ETAL
31396 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342032, APN: 650342032
MICHAEL MCFAUL
31425 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343005, APN: 650343005
CONSUELO MITCHELL, ETAL
31370 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342033, APN: 650342033
CARLOS BORJA
31451 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343006, APN: 650343006
MARIA ORTIZ, ETAL
31344 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650342034, APN: 650342034
LIONEL PADILLA
31477 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343007, APN: 650343007
MARIBEL MOJICA
31318 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343001, APN: 650343001
PAMELA MCKAY
31474 VIA VENTANA
THOUSAND PLMS, CA. 92276

ASMT: 650343002, APN: 650343002
HALL DESERT PROP, ETAL
68895 PEREZ RD STE 9
CATHEDRAL CY CA 92234



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 30, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4792

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, November 2, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Thursday, October 30, 2014 8:41 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4792

Hi Cecilia, and good morning ☺

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4528
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, October 30, 2014 8:07 AM
To: Email, TDS-Legals
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4792

Good morning! Adoption of Ordinance for publication on Sunday, November 2, 2014. Please confirm.
THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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

(INSERT ORD. NO. 348.4792 AND MAP HERE)

Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 28, 2014**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4792

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 40, as
6 amended, are further amended by placing in effect in the Thousand Palms area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.045,
8 Change of Zone Case No. 7803 amending Ordinance No. 348" which map is made a part of this
9 ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11
12 ~~BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA~~

14 By: _____
15 Chairman, Board of Supervisors

16 ATTEST:
17 KECIA HARPER-IHEM
18 Clerk of the Board

19 By: _____

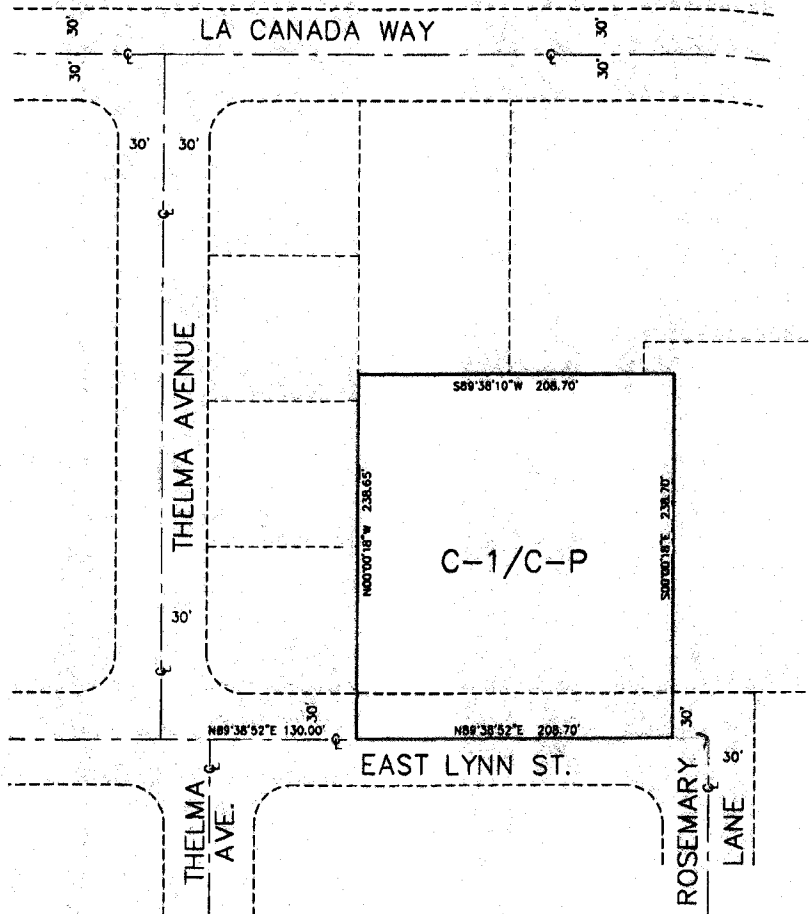
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 September 18, 2014

25
26 By: _____
27 TIFFANY N NORTH
28 Deputy County Counsel

TNN:s
9/18/14

SW 1/4, SE 1/4, SEC. 18, T.4S., R.6E., S.B.M.



LEGEND

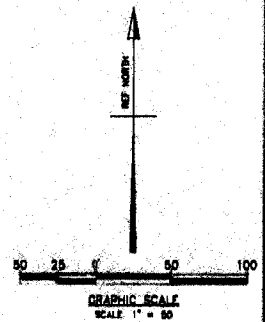
C-1/C-P GENERAL COMMERCIAL

MAP NO. 40.045

CHANGE OF OFFICIAL ZONING PLAN THOUSAND PALMS DISTRICT

CHANGE OF ZONE CASE NO. 7803
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4792
DATE _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP FAST TRACK, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 28, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Operation Safehouse, Inc., on **Change of Zone No. 7803**, which proposes to amend the zoning from One-Family Dwellings (R-1) to the General Commercial (C-1/C-P) zone, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36601, Schedule E (FTA 2010-03)**, which proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot residence building, existing 4,257 square foot administration building, and existing 3,292 square foot education and facilities building as well as a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for an existing emergency youth center ("the project"). The project is located northerly of East Lynn Street, easterly of Thelma Avenue, and westerly of Monte Vista Way in the Western Coachella Valley Area Plan, Thousand Palms, Fourth Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt a Negative Declaration for **Environmental Assessment No. 42608**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL jolivas@rctlma.org.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 2, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 10/28/14

9250201147
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BC: 92502114747 *0818-02634-06-23

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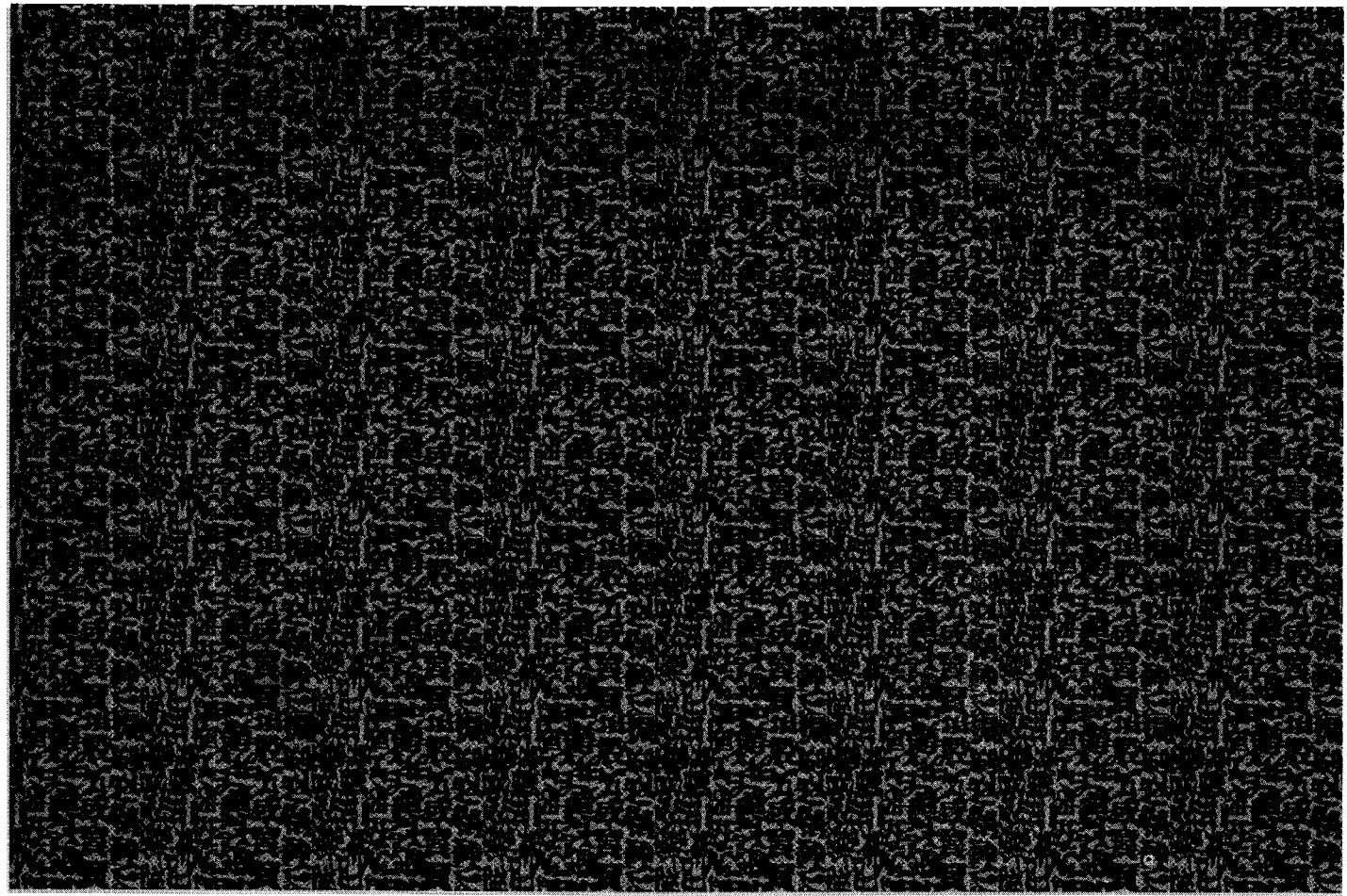
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CLERK / CLERK OF SUPERVISORS

2014 OCT -9 PM 12:00

ASMT: 650333006, APN: 650333006
CONCETTA NADALIN, ETAL
47662 BLACK MOUNTAIN ST
INDIO CA 92201

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP FAST TRACK, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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Dated: October 2, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 10/28/14

BC: 92582114747 *0294-03467-05-31

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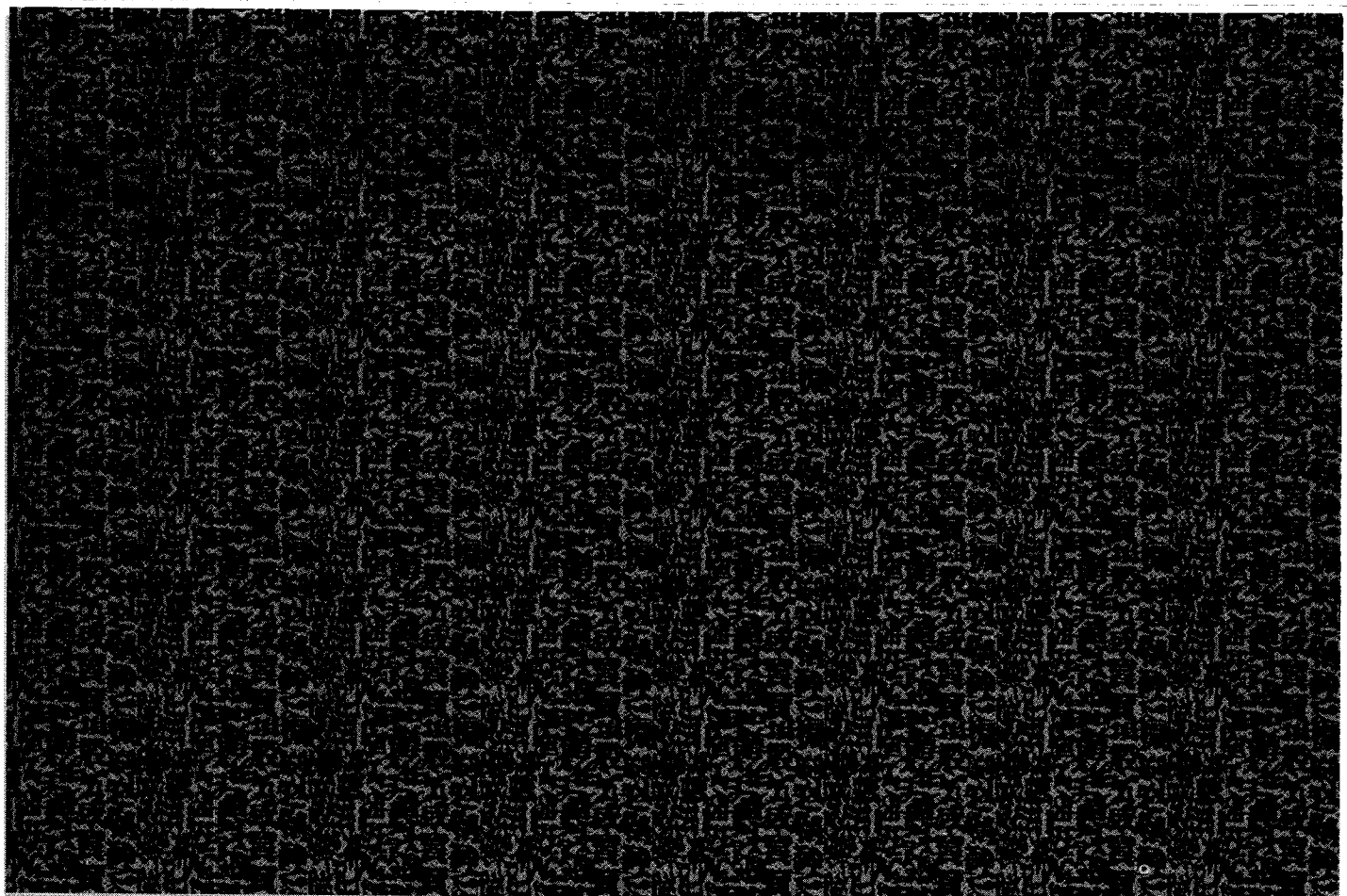
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2014 OCT -9 PM 12:00

ASMT: 650134004, APN: 650134004
C BROS REVOCABLE LIVING TRUST, ETAL
C/O CAA INC
6767 W TROPICANA STE 100
LAS VEGAS NV 89103

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP FAST TRACK, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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Dated: October 2, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 10/28/14

BC: 92502114747 *0818-01027-06-24

92502114747

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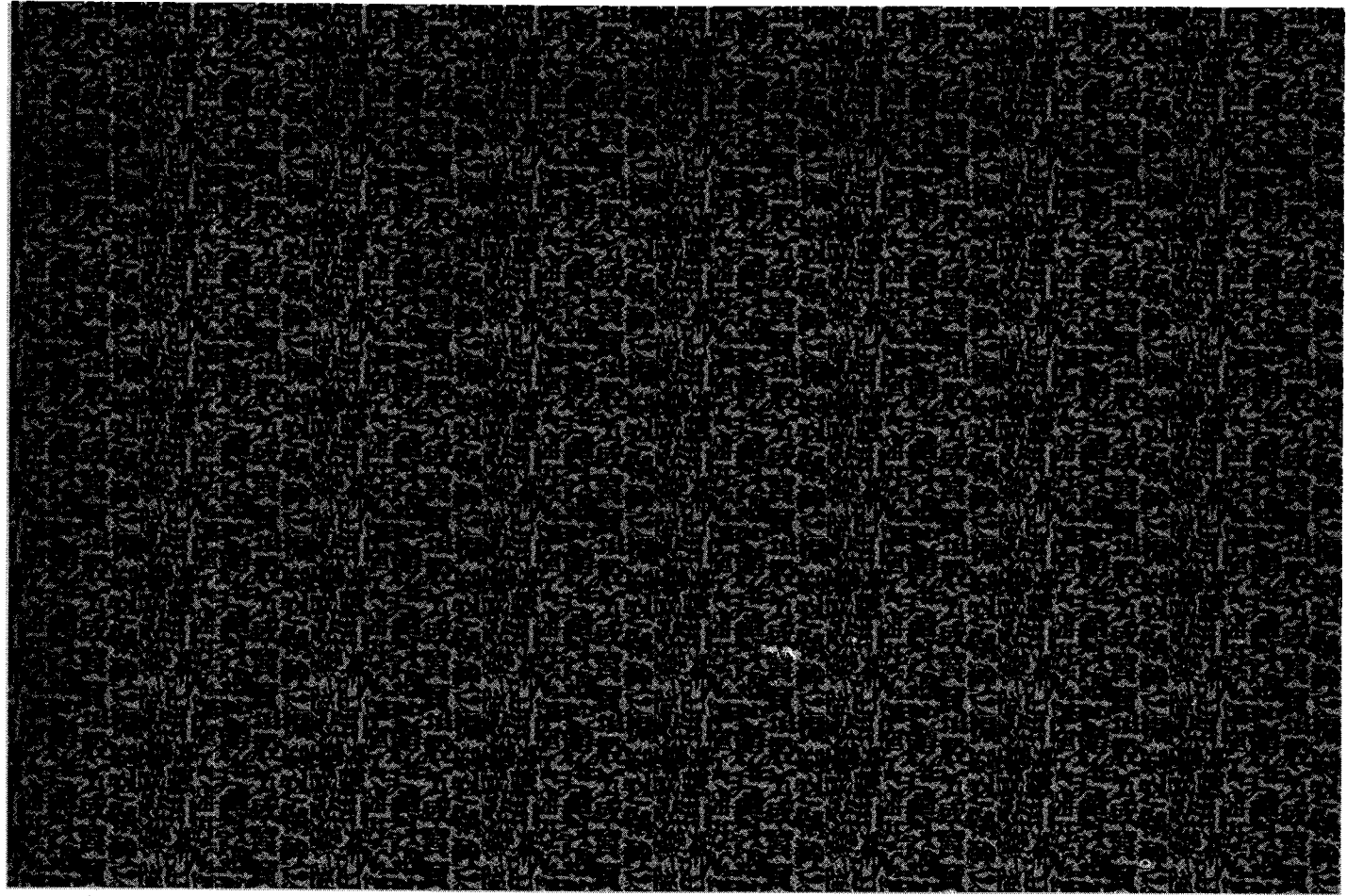
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31666 ROSEMARY LN
THOUSAND PLMS, CA. 92276

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4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
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Ordered By: Cecilia Gil									
Legal Advertising Invoice									Balance \$229.10

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 2014 OCT 14 AM 11:22

Planning
 16-1 of 10/28/14
 ZC 7803

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Maria Tinajero 951-368-9225	Billing Period 10/08/2014 - 10/08/2014	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

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Billing Period	Billed Account Number	Advertiser/Client Number
10/08/2014 - 10/08/2014	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$229.10	109975140-10082014	Due Upon Receipt

Billing Account Name And Address

Remittance Address

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 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE, CA 92502

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 RIVERSIDE, CA 92502-2209

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951-368-9018 FAX

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(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH - ZC 7803 TPM 36601 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/08/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 08, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009975140-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP FAST TRACK, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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Dated: October 2, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

10/8

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 Main Office: (760) 322-8889

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RIVERSIDE COUNTY-BOARD OF SUP.
 PO BOX 1147
 RIVERSIDE CA 92502-1147

Customer No.	Invoice No.
RIV069	0005099822
For the Period	Thru
09/29/14	11/02/14
Due Date	Amount Due
11/17/14	4,901.24
AMOUNT PAID	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0929			BALANCE FORWARD						3,182.30
1013			CREDIT CARD CHARGE						1,558.18-
1001	CLS	0001	CECILIA NO 1560 COUNTY O	10	2	83.00	1660.00		910.70
1001	CLS	0001	CECILIA NO 1561 NOTICE T	10	2	85.00	1700.00		932.50
1001	CLS	0001	CECILIA NO 1559 NOTICE O	6	2	111.00	1332.00		731.94
1008	CLS	0001	CECILIA NO 1604 NOTICE O	2	2	93.00	372.00		208.74
1012	CLS	0001	CECILIA NO 1636 BOARD OF	2	2	93.00	372.00		208.74
1029	CLS	0001	CECILIA GIL NO 1706 BOARD OF	2	2	60.00	240.00		136.80
1102	CLS	0001	CECILIA NO 1742 BOARD OF	2	2	65.00	260.00		147.70
									2014 NOV 10 AM 11:23
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due			
3,199.18		1,702.06	.00	.00	.00	4,901.24			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						OPEN 0030			

Planning 16-1 w/ 10/28/14

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

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Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005099822	

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

Certificate of Publication

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000477032

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

10/8/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 8th day of October, 2014 in Palm Springs, California.


Declarant's Signature

No 1604
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP FAST TRACK, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, October 28, 2014 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Operation Safehouse, Inc., on Change of Zone No. 7803 which proposes to amend the General from One-Family Dwellings (R-1) to the zones Commercial (C-1/C-P) zone, or such other zones as the Board may find appropriate; and, Tentative Parcel Map No. 36601, Schedule E (FTA 2010-03), which proposes to divide one (1) acre into three (3) commercial condominium units consisting of existing 8,669 square foot administrative building, existing 4,257 square foot education and facilities building as well as a separate common area for parking and landscaping as a Planned Commercial Development (PCD) for an existing emergency youth center ("the project"). The project is located northerly of East Lynn Street, easterly of Thelma Avenue, and westerly of Monte Vista Way in the Western Coachella Valley Area Plan, Thousand Palms, Fourth Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt a Negative Declaration for Environmental Assessment No. 42608.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL jolivas@rcclima.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 2, 2014
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 10/8/14

2014 OCT 14 AM 11:24

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

The Desert Sun

mydesert.com

750 N. Gene Autry Trail
 Palm Springs, CA 92262
 Billing Inquiries: (866) 875-0854
 Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.
 P.O. Box 677368 Dallas, TX 75267-7368
 A finance charge of 1.5% per month(18% Annually) will be
 added to balances not paid by the 20th.

RIV06900000000000000000000050998220049012410824

54

RIVERSIDE COUNTY-BOARD OF SUP.
 PO BOX 1147
 RIVERSIDE CA 92502-1147

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*Planning
 16-1 of 10/28/14
 (7C 4803)*

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**State Of California ss:
County of Riverside**

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000488048

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

11/2/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 2nd day of November, 2014 in Palm Springs, California.

Declarant's Signature

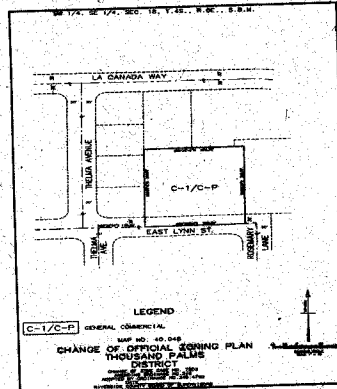
2014 NOV 4 AM 10:58

CLERK / BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE

No 1742
BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348.4792
AN ORDINANCE OF THE COUNTY OF
RIVERSIDE AMENDING ORDINANCE
NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 40, as amended, are further amended by placing in effect the Thousand Palms area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.045, Change of Zone Case No. 7808 amending Ordinance No. 348" which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption



Jeff Stone, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on October 28, 2014, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 11/02/14

October 9, 2014

Dear Sir or Madam:

I am writing this letter more out of concern about this project being proposed, than contesting it. I live one block over from the main street that everyone uses to go to Safe House of the Desert, the increase in traffic, speeding and driving recklessly by the guests and employees on their way to work in the morning- they almost hit you. Also, the increase in foot traffic along Thelma and Rosemary, we've also have lots of juvenile's hanging around outside both places (La Canada and Lynn St.) all hours in the day and night. I know how hard it is to get the City of Riverside to pay for a speed bump in the middle of Thelma- it's a short street and everyone uses it to go to both facilities – it would cut the speeding way down. I use to love to walk around the block (Thelma or Rosemary) but you almost get hit and or the riff raff that's walking from these facilities to the bus stop on Ramon Road- my family and neighbor's are afraid too to walk around our neighborhood. The visitor's also play their boom boxes (radio's) in their cars so loud and also always honk their horn (anti- theft devices) so loud you can literally hear them a block or two away. Please consider the traffic that this project is going to bring to our neighborhood.

Thank you,

Debra Moffatt



Debra Moffatt
31838 Via Ventana
Thousand Plms CA 92276-3376

Humane Society Legislative Fund

10-28-14

10-1

2014-10-124505

Pamela McKay 10/6/14
31474 Via Ventana
Thousand Palms, CA 92276
Home: 760-343-7789
Cell: 760-774-8105

Clerk of the Board
4080 Lemon St. 1st floor
PO Box 1147
Riverside, CA 92502-1147

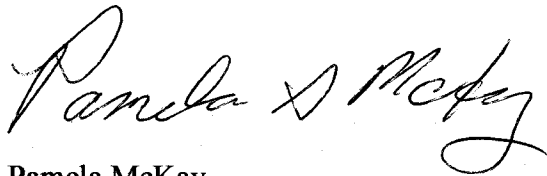
Re: Change of Zone No. 7803 proposed by Operation
Safehouse

I am unable to attend the public hearing since I will be out of town. I strongly object to the change of zone to a commercial status. Thousand Palms has all single family homes to the east and the west of the parcel that Operation Safehouse wants to rezone. Commercial buildings will create too much population density in an area that already has a very small police presence. Adding more troubled youths to this neighborhood will cause crime to go up. This is being proven by the low income housing on Robert road. There is more petty vandalism and more youths roaming the streets at all hours of the night now than ever before.

In addition, Safehouse has already blocked the views of the other homeowners on their side of the street with their multi story building on the south side of La Canada. Building behind our houses will take away all of the views.

Also, this is a neighborhood with a lot of small children. Having increased administrative employees, plus having a commercial condominium with multiple businesses, will increase traffic, increase noise, make it less safe for children to walk to school.

It will also cause all of the residential property values to fall. I implore you to not rezone this land.



Pamela McKay

10/28/2014
10-1

2014-10-124407