

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



ITEM  
1.3  
(ID # 7170)

**MEETING DATE:**

Tuesday, June 19, 2018

**FROM :** TLMA-PLANNING:


**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3731 and ADOPT THE NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42842 - Fourth Supervisorial District - Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with a proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area with new retention basins. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. Proposed CUP No. 3731 replaces prior approval of CUP No. 3148R1 for an existing mobile home park to be removed and replaced with 40 new mobile home dwelling units to be located within Assessor's Parcel Number 763-230-015. [Applicant fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on May 2, 2018.

The Planning Department recommended approval and the Planning Commission adopted a Negative Declaration for Environmental Assessment No. 42842 based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment, and approved Conditional Use Permit No. 3731, subject to the required conditions of approval and based upon the findings and conclusions provided in the staff report.

**ACTION:** Consent

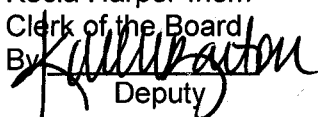
  
Charles Leach, Assistant TLMA Director 6/11/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: June 19, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area with new retention basins. Additionally, the project extends and connects to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella

The project site is located north of Airport Boulevard, south of 54<sup>th</sup> Avenue, and west of Rulon Lane at 54-596 Shady Lane in Thermal on a five (5) acre property.

CUP No. 3731 was approved at the May 2, 2018, Planning Commission meeting in Riverside. Staff provided a Memorandum dated May 2, 2018 at the Planning Commission hearing, with minor text revisions to the staff report such as "CUP No. 3148R1 will be replaced and superseded by CUP No. 3731 within Assessor's Parcel Number 763-230-015" and minor text revisions to the Environmental Assessment No. 42842 such as requirements for basic "retention of incremental run-off is a standard drainage measure and is therefore not mitigation pursuant to CEQA". These minor text revisions are documented within the underlined text portions within ATTACHMENT B - PLANNING COMMISSION STAFF REPORT 5-2-2018.

The Planning Commission also modified the Advisory Notification Document (AND) - Advisory Notification 2. AND-Exhibits at the hearing as follows:

"The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A: Exhibit A (Site Plan) dated April 8, 2016. Exhibit B (Community Building Elevation) dated April 12, 2018. Exhibit P (Construction Sequencing) dated October 13, 2017. Architectural Design Elements such as varied roof lines, tile bands, window accents shall be added to the Community Building Elevation (Exhibit B) prior to permit issuance or as approved by the Assistant TLMA Director. AMENDED BY THE PLANNING COMMISSION 5-2-18".

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

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the May 2, 2018, public hearing.

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT 5-2-18**
- C. PLANNING COMMISSION MEMORANDUM 5-2-18**

  
\_\_\_\_\_  
Scott Bruckner 6/12/2018

  
\_\_\_\_\_  
Gregory V. Priarios, Director County Counsel 6/12/2018



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 2, 2018**

Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Open Space: Conservation (OS-C) – Location: Southerly of 64<sup>th</sup> Street, easterly of Tyler Street, and northerly of 66<sup>th</sup> Street – 286 Acres – Zoning: Specific Plan (SP 303) – Approved Project Description: Schedule “A” Subdivision of 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**1.10 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29762** – Applicant: Dickinson Investment, LP – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Low Density Residential (RC-LDR) (1-2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acres Minimum) – Location: Northerly of Butterfly Drive, easterly of Basil Lane, and southerly of County Line Road – 39.23 Acres – Zoning: Controlled Development (W-2) – Approved Project Description: Schedule “B” Subdivision of 39.23 acres into 21 residential lots, with 19, 0.5 acre minimum lot in the areas designated as Rural Community – Low Density Residential (RC-LDR), and two (2), 10 acre minimum lot in the areas designated Rural: Rural Mountainous (R-RM) – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 29762, extending the expiration date to June 11, 2021.

**1.11 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496** – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Southerly of 12<sup>th</sup> Street, easterly of Y Avenue, northerly of Apricot Avenue, and west of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2021.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 3731 – Intent to Adopt a Negative Declaration** – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) – Location: Northerly of Airport Boulevard, southerly of 54<sup>th</sup> Avenue, and westerly of Rulon Lane at 54-596 Shady Lane – 5.0 Acres – Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) – **REQUEST:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 sq. ft. each along with proposed 1,500 sq. ft. community room building and proposed 750 sq. ft. outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 ft. to the north

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 5-0

**ADOPTED** a Negative Declaration for Environmental Assessment No. 42842; and

**APPROVED** Conditional Use Permit No. 3731, subject to conditions of approval as modified at hearing.





**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 2, 2018**

within the Shady Lane right-of-way to 54<sup>th</sup> Avenue located within the City of Coachella. Proposed CUP No. 3731 replaces prior approval of CUP No. 3148R1 within Assessor's Parcel Number 763-230-015. Project Planner: Jay Olivas at (760) 863-8271 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

- 4.2 PLOT PLAN NO. 26225 – No New Environmental Document Required** – EA43008 – Applicant: Akash Patel – Engineer/Representative: Reza James – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, and southerly of Vino Way – 19.43 Net Acres (20.054 Gross Acres) – Zoning: Wine Country – Winery (WC-W) – **REQUEST:** The Plot Plan No. 26225 proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery ('project'); an existing 4,975 sq. ft. agricultural building converting to a 7,762 sq. ft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab, and a 784 sq. ft. detached restroom building, a 17,895 sq. ft. Wine Country Hotel building in three (3) sections that includes a manager's residence with 2-car garage and 39 hotel rooms with guest dining and patio areas. The Project will not consist of special occasion facilities (indoor or outdoor) on site. The Project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

**FOUND** that No New Environmental Document is Required; and

**APPROVED** Plot Plan No. 26225, subject to conditions of approval as modified at hearing.

**5.0 WORKSHOP**

**5.1 ORDINANCE NO. 348 WORKSHOP**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: May 2, 2018

**PROPOSED PROJECT**

**Case Number(s):** Conditional Use Permit No. 3731

**Applicant:** Shady Lane MHP

**Select Environ. Type:** Negative Declaration

**Area Plan:** Eastern Coachella Valley

**Representative:** Bob Mainiero, P.E.

**Zoning Area/District:** Lower Coachella Valley District

**Supervisory District:** Fourth District

**Project Planner:** Jay Olivas

**Project APN(s):** 763-230-015

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54<sup>th</sup> Avenue located within the City of Coachella. Proposed CUP 3731 replaces prior approval of CUP 3148R1 for an existing mobile home park within Assessor's Parcel Number 763-230-015.

The project site is located north of Airport Boulevard, south of Avenue 54, and west of Rulon Lane at 54-596 Shady Lane in Thermal on a five (5) acre site.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42842**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3731**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium High Density Residential (5-8 D.U./Ac.)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Medium High Density Residential (5-8 D.U./Ac.)
East:	Light Industrial (0.25 - 0.60 Floor Area Ratio)
South:	Light Industrial (0.25 - 0.60 Floor Area Ratio)
West:	Light Industrial (0.25 - 0.60 Floor Area Ratio)
Existing Zoning Classification:	Controlled Development Areas – 5 Acre (W-2-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	W-2-5
East:	Manufacturing – Service Commercial (M-SC)
South:	M-SC
West:	M-SC
Existing Use:	Mobile Home Park
Surrounding Uses	
North:	Mobile Home Park
South:	Agriculture; Single Family Residential
East:	Agriculture; Single Family Residential
West:	Vacant Land; Single Family Residential

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.0	5.0 acres
Existing Building Area (SQFT):	Zero	No Maximum Lot Coverage
Proposed Building Area (SQFT):	1,500 Sq. Ft.	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	12-feet	40 feet

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Mobile Home Park	1,500	2 spaces per mobile home (MH)	80	80
		One-guest space per 8 MH Units	5	5
<b>TOTAL:</b>			<b>85</b>	<b>85</b>

**Located Within:**

City's Sphere of Influence:	City of Coachella
Community Service Area ("CSA"):	Thermal #125
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No – Flood Zone X
Area Drainage Plan:	Yes – Eastern Coachella Valley Stormwater Project
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High) - Thermal
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B) 44.87 miles
CVMSHCP Conservation Boundary:	Yes
Airport Influence Area ("AIA"):	Yes (Zone D)

## PROJECT LOCATION MAP

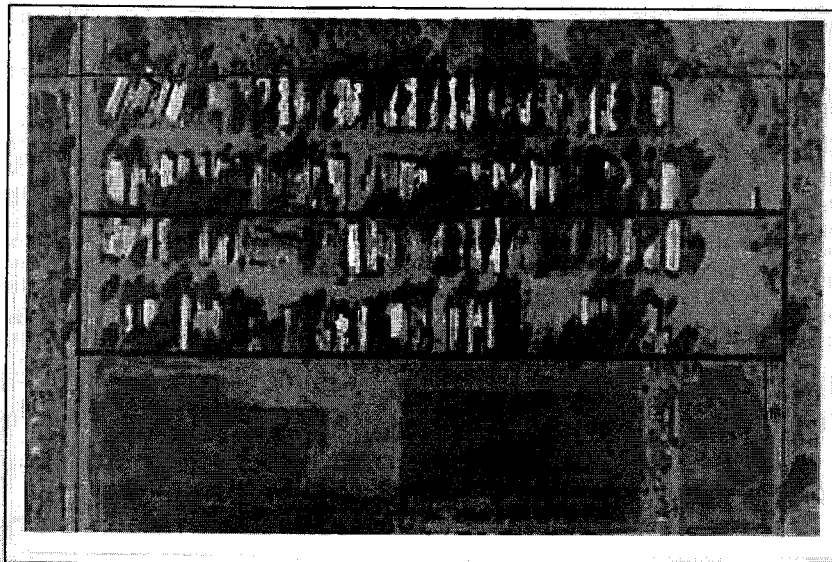


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

**Background:** The site contains an existing mobile home park that was previously approved under CUP 3149 in 1992 for 56 spaces. The project was subsequently approved and expanded under CUP 3148R1 in 2008 as part of a combined mobile home park project for 110 spaces to be located on three (3) adjoining parcels totaling approximately 15.0 acres. CUP No. 3148R1 will be replaced and superseded by CUP No. 3731 within Assessor's Parcel Number 763-230-015.

The existing land area was also modified from Agriculture (AG) to Medium High Density Residential (MHDR) (5-8 D.U./Ac.) under General Plan Amendment No. 860 in 2008.

The current proposal is to entitle a new 40-space mobile home park with replacement of all existing mobile home units, utilities, and improvements including drainage, sewer and water on a five (5) acre parcel under one ownership within Assessor's Parcel Number 763-230-015 in accordance with a Preliminary Construction Sequence dated October 13, 2017 (attached) and recommended Conditions of Approval.

The site currently contains approximately 45 mobile home spaces to be reduced to 40 spaces in order to comply with the Mobile Home Park standards of the W-2-5 zone.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study, Environmental Assessment No. 42842, and a Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration has been prepared and the ND was made available for public review per CEQA Guidelines Section 15105 for at

least 20 days.

## **FINDINGS**

**In order for the County to approve a proposed project, the following findings are required to be made:**

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. As demonstrated in the Initial Study, the overall development of the land is not detrimental to the health, safety or general welfare in the community since the development includes proposed improvements such as sanitation and water improvements, which are detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since project is located in a Medium High Density Residential (MHDR) planned area as designated by the General Plan which is intended for such development as small-lot single family homes, patio homes, and townhouses, and therefore mobile home parks are also appropriate.
4. The project is surrounded by land uses such as existing mobile home parks, industrial storage yards, agriculture land and vacant land. The proposed project is conditioned to provide perimeter buffering such as walls/fencing to limit impacts from any surrounding land uses. Additionally, the proposed project would not inhibit potential development of surrounding areas.
5. The project site is located along Shady Lane (90' right-of-way) and Rulon Lane (60' right-of-way). Right-of-way dedications and partial improvements are recommended for the project, as indicated by Conditions of Approval 90.Transportation.3-Improvements and 90.Transportation.4-R-O-W Dedications.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project proposes multiple mobile home dwelling units on an existing five (5) acre parcel, but is intended to remain as a mobile home park on a single parcel without a subdivision. However, should the sale of any individual structure be proposed to occur in the future, the project shall comply with Condition of Approval 10.Planning.8-Land Division Required.
7. The project site is located within the Eastern Coachella Valley Master Stormwater Planning Project. The project proposes drainage improvements such as 16,500 square foot retention area at easterly boundary, drainage, gutters and road improvements that would be capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding of downstream properties.
8. The project site is located within a High Potential Liquefaction Zone and proposes all mobile homes to be removed and replaced. However, County Geologic Report No. 2505 requires the primary foundation bearing soil to be removed to a depth of at least 2-feet, remedial grading extend laterally

and minimum of 5-feet beyond the building perimeter, permanent structures be supported by post tensioned slab/foundation system, and mobile homes be supported upon a State of California approved manufactured foundation system to address liquefaction impacts as outlined in Advisory Notification Document (AND) Condition of Approval Planning.6 (GEO 2505 Accepted).

9. The proposed land use, as a mobile home park, is a permitted use in the Controlled Development Area zoning classification (W-2-5) with approval of a Conditional Use Permit, and the proposal is consistent with the development standards set forth for Mobilehome Parks in the Controlled Development Areas Zone (W-2-5) in that:
  - i. The minimum unit sizes shall have a floor living area of 450 square feet. The project complies with Section 19.93, A. in that the proposed replacement mobile homes are 750 square feet each, in excess of 450 square feet.
  - ii. The project complies with opaque skirts in that the project is required to maintain opaque skirts as indicated by Condition of Approval 90.Planning.12-Skirt Around Mobile Home.
  - iii. The overall density of 8.0 dwelling units to the acre on a five (5) acre project site can support 40-replacement mobile home units in accordance with Section 19.93, C due to the flat topography and rectangular shape of the subject property. Also, improvements such as 25-foot wide interior drive and perimeter treatment such as new block wall buffer surrounding development which is similarly compatible to the immediate area which includes an existing mobile home park to the north and vacant land to the south.
  - iv. The project complies with minimum size of space in that each of the proposed 40 spaces is approximately 3,605 square feet, in excess of the minimum of 2,500 square feet.
  - v. A masonry wall with drainage openings and/or gates is required as indicated by Condition of Approval 90.Planning.6-Boundary Fencing.
  - vi. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every mobile home unit (40) and one (1) guest space for every eight (8) mobile home spaces. Each typical 3,605 square foot mobile home space provides 2-tadem parking spaces each, and five (5) guest parking spaces are provided on the subject property, in compliance with Section 18.12 as indicated by Condition of Approval 90.Planning.4- Parking Paving Material).
  - vii. One family residences in the W-2 zone shall not exceed forty feet in height. The project's buildings are twelve feet in height and therefore meet this development standard.
  - viii. Animals are not permitted on lots less than 20,000 square feet in size. The project meets this development standard because the subject property is five (5) acres.

**Other Findings:**

1. The project site has a land use designation of Medium High Density Residential (MHDR) on the Eastern Coachella Valley Area Plan.
2. The proposed use, a mobile home park with 40-proposed mobile home dwelling units on five (5) acres, will be at a proposed density of eight (8) dwelling units per acre. This density is within the 5-8 dwelling unit density range appropriate for Medium High Density Residential (MHDR) land use designation, and, as such, it is therefore consistent with MHDR.
3. The project site is surrounded by properties which are designated Medium High Density Residential (MHDR) to the north and west, and Light Industrial to the south, east and west.

4. The zoning classification for the subject site is Controlled Development Areas (W-2-5).
5. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, east and west, Controlled Development Areas (W-2-5), and General Residential (R-3) to the north.
6. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention measure such as fire hydrants and fire access including minimum 38-foot turning radius, as outlined in Conditions of Approval 10.Fire.1-Fire Access and 10.Fire.2-Fire Hydrants.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 10.Planning.11-Mt. Palomar Lighting Area.
8. The project site is located within an Airport Master Plan (Zone D) and did not require review by the Airport Land Use Commission (ALUC) other than an email communication from ALUC staff dated July 27, 2017 which requires the new retention basins to provide maximum 48-hour detention period and remain dry between rain falls to limit bird species on the property as stated in AND Condition of Approval Planning.15-ALUC Comments.
9. Domestic sewer and water shall be supplied by planned sewer and water line extensions of approximately 1,500 feet to the within the Shady Lane right-of-way to Avenue 54 to be located within the City of Coachella. The water line improvements shall be in compliance with City Will Serve Letter dated January 6, 2016 and with Conditions of Approval such as 80.E Health.2-Sewer and Water Plans.
10. Existing septic systems and wells serving the current mobile home park will be replaced and/or abandoned in accordance with the Preliminary Construction Sequence plan dated October 13, 2017 and in accordance with permits from the County Environmental Health Department.
11. Notification letters regarding AB 52 were also mailed out to 12 local tribes on November 16, 2015. No request to consult was received regarding AB 52. The Soboba Band of Luiseno Indians letter of December 14, 2015 deferred to the Torres Martinez Desert Cahuilla Indians for any comment since the project is in closer proximity to their immediate tribal boundaries. No further comment was received from the Torres Martinez Desert Cahuilla Indians. Therefore, the project is not anticipated to alter or destroy any known archaeological site, and no impacts are anticipated.
12. The project is located within the Sphere of Influence (SOI) of the City of Coachella. The City letter of January 6, 2016 indicated the City of Coachella would be providing water and sewer services subject to improvement plans and development and connection fees submitted to the City of Coachella by the permit holder. The City had no further comments as of this writing.
13. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements in that the project is not located within a conservation area of that plan, but is subject to mitigation fees of that plan in accordance with County Ordinance No. 875.



14. The findings of the initial study performed pursuant to Environmental Assessment No. 42842 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, and that there is no evidence that the project will have a potential for adverse effects on wildlife resources.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper. Public hearing notices were mailed to property owners within 1,800 feet of the proposed project site. As of the writing of this report Planning Staff has received two (2) email communications with one dated June 27, 2017 from public and one dated April 16, 2018 which are attached to the staff report.

This project was presented before the Thermal-Oasis Community Council in January 25, 2016 for informational purposes only.

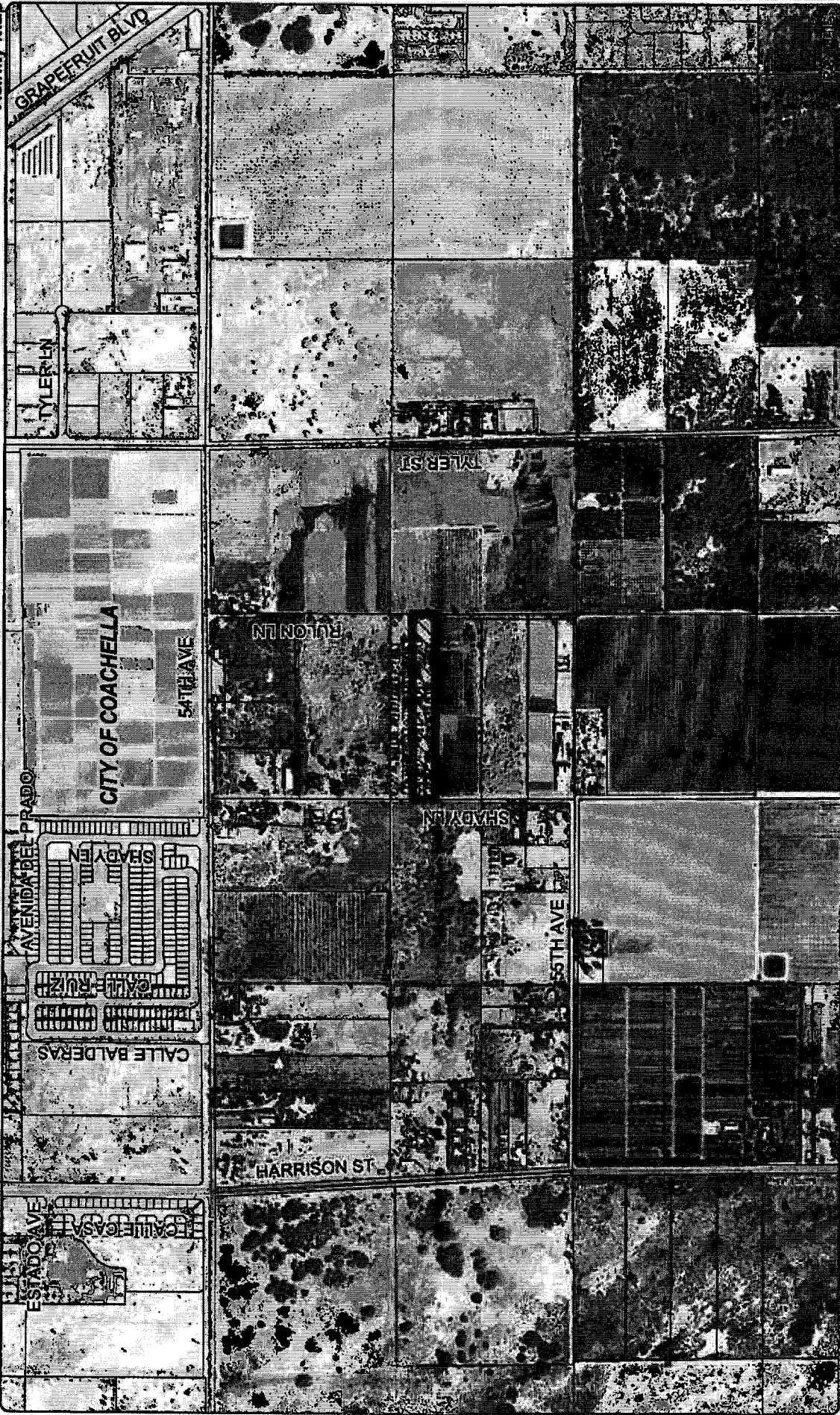
#### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Within 14 calendar days after the date of the Planning Commission's decision, an appeal, in writing, may be made to the Board of Supervisors on the forms provided by the Planning Department, which must be accompanied by the fee set forth in Ordinance No. 671. Upon receipt of a completed appeal, the Clerk of the Board will set the matter for hearing before the Board of Supervisors not less than five days nor more than thirty days thereafter.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03731**  
**VICINITY/POLICY AREAS**

Supervisor: Perez  
 District 4

Date Drawn: 12/11/2017  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



UNLAWFUL: On October 7, 2002, the County of Riverside adopted a new Ordinance...  
 The City of Riverside has adopted Ordinance 1000 of 2002 which is intended...  
 for the purpose of...  
 For more information, please contact the Riverside County...  
 Planning Department at (951) 955-1000 or Riverside County...

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03731

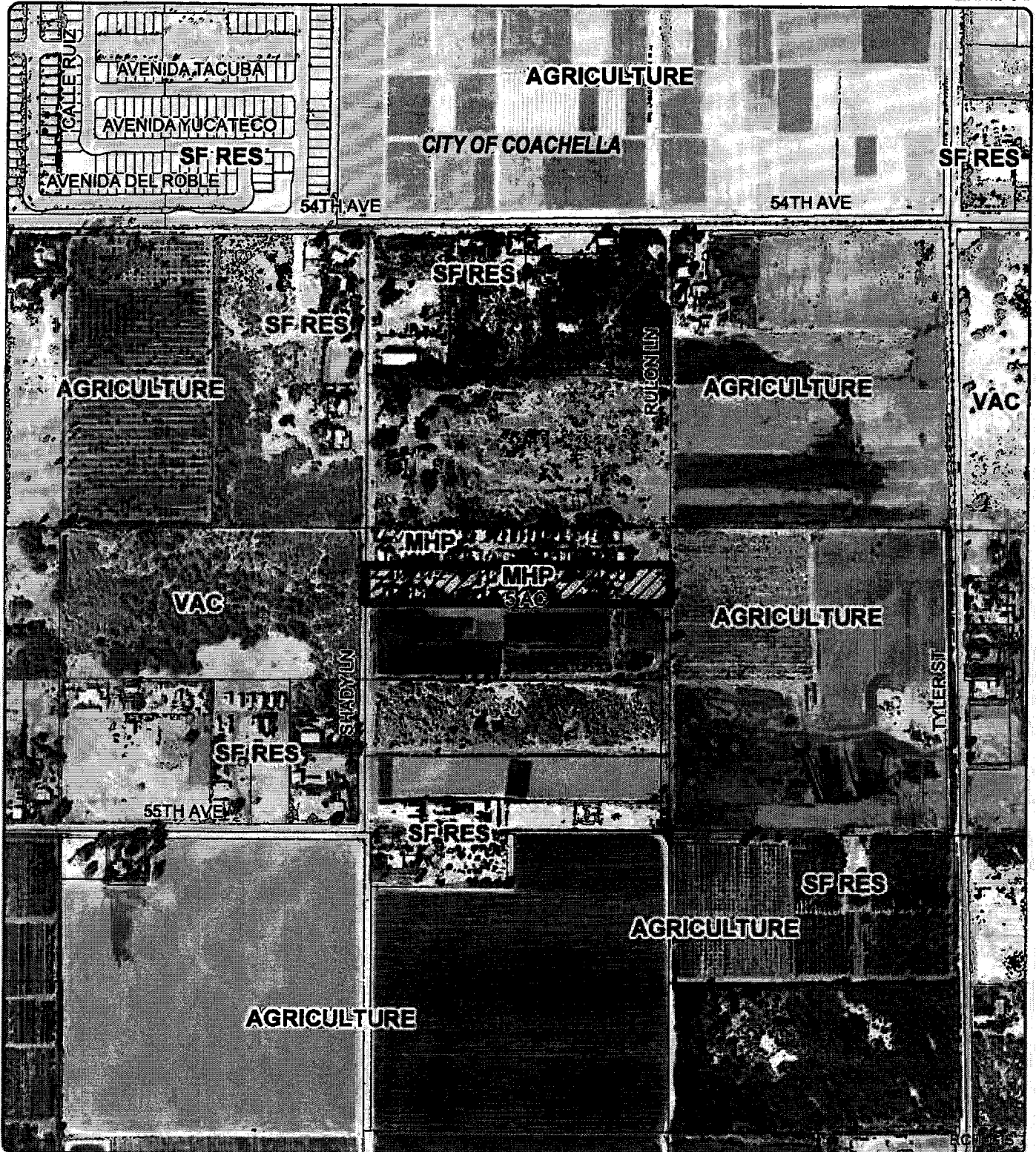
### LAND USE

Supervisor: Perez

District 4

Date Drawn: 12/11/2017

Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



**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 type 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)955-8200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplna.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03731

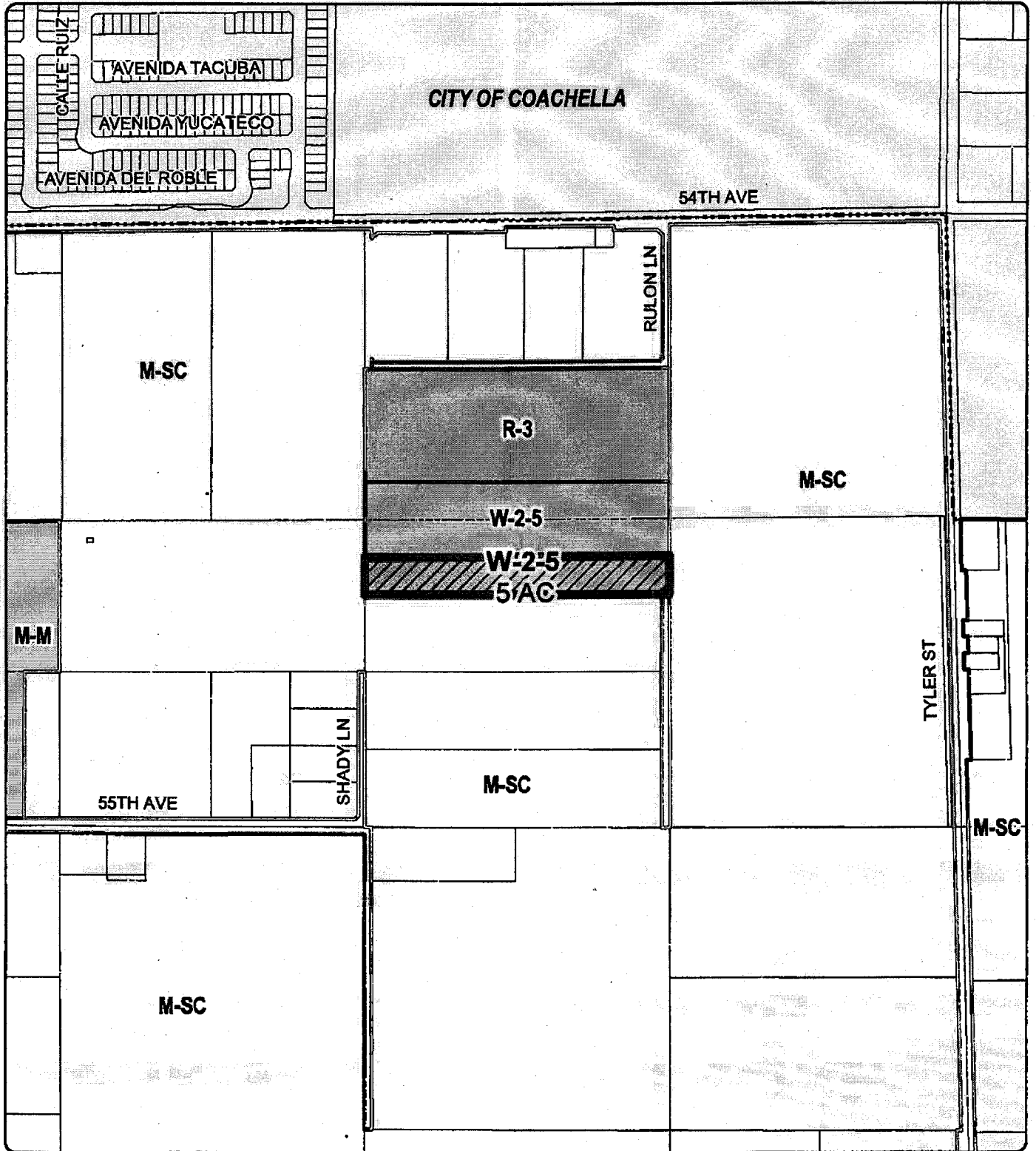
EXISTING ZONING

Date Drawn: 12/11/2017

Exhibit 2

Supervisor: Perez

District 4



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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 type 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)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplms.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03731

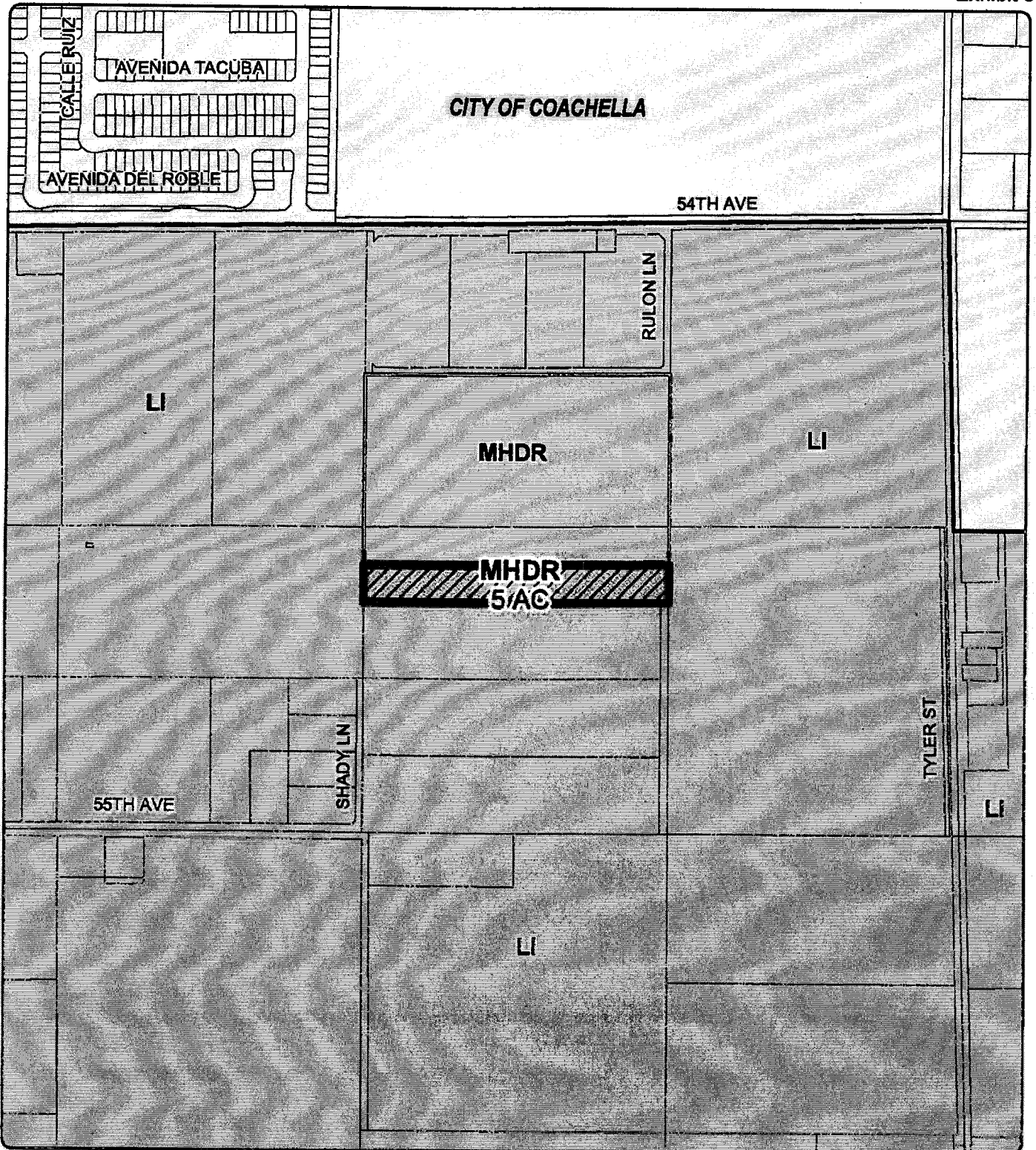
### EXISTING GENERAL PLAN

Supervisor: Perez

District 4

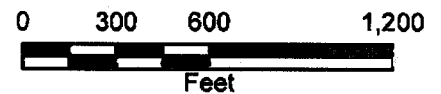
Date Drawn: 12/11/2017

Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.cdtime.org>





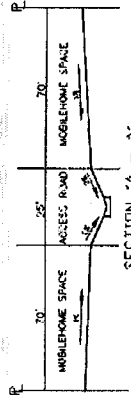
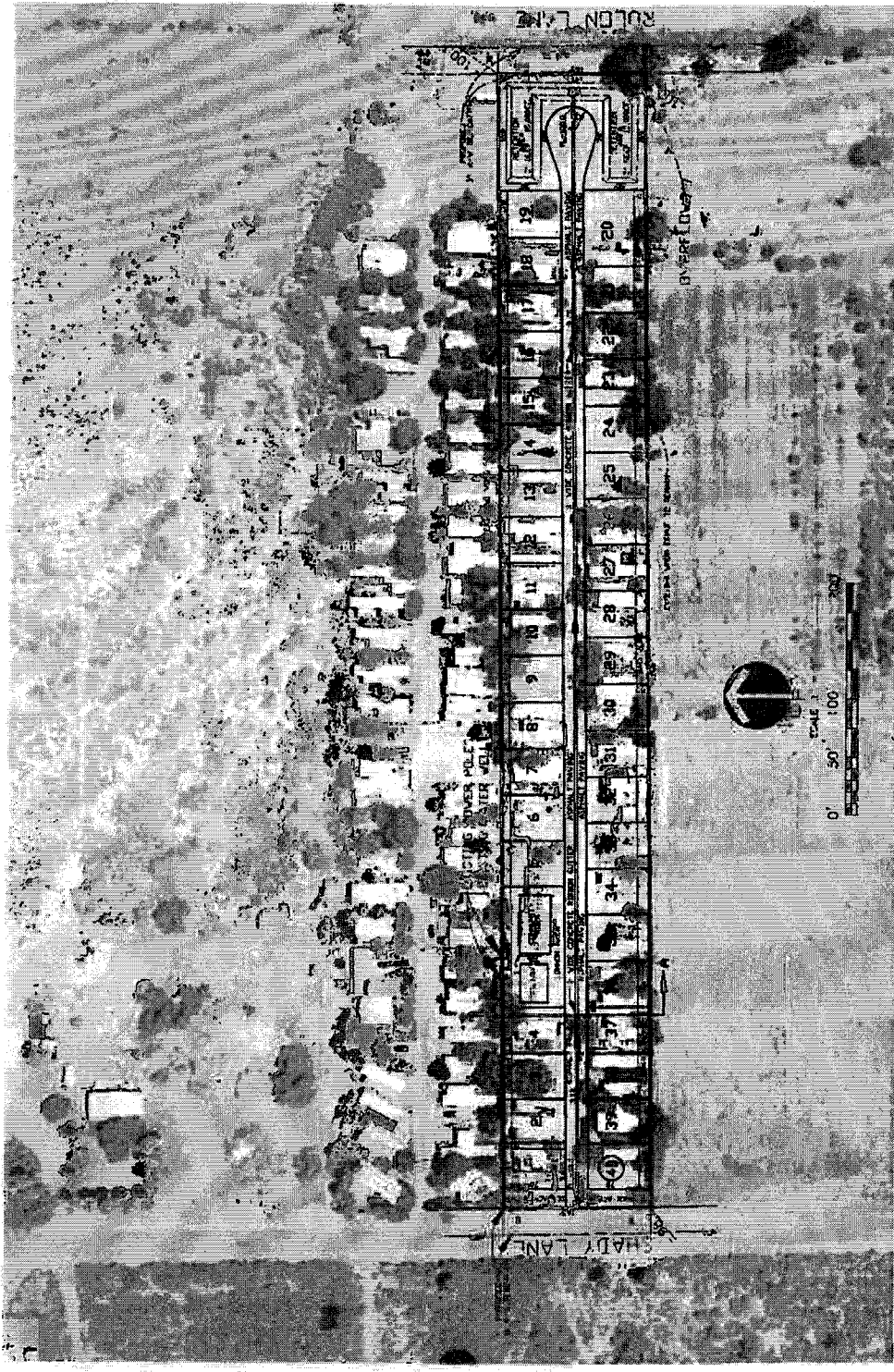
NO.	REVISIONS	APPROVED DATE
1	ISSUE PERMIT	8/15/15
2	ISSUE SHEET 2 OF 5	8/15/15
3	ISSUE SHEET 3 OF 5	8/15/15

**CONDITIONAL USE PERMIT**  
**NO. 03731**  
AUGUST 2015

**OWNER**  
ROBERT Z. GARCIA, Associated with Vista Trust  
6171 HIGHWAY 111, SUITE 1  
INDO, CA 92701  
TELEPHONE (760) 347-7397 FAX (760) 347-8728  
RZGARCIA@AOL.COM

**APPLICANT**  
SHOOT LAKE MOBILEHOME PARK  
P.O. BOX 5479  
PINE CA 92687  
TELEPHONE (949) 824-8880 Fax (949) 824-2747  
RSC@COMCAST.INTERNET

**ENGINEER**  
ROBERT J. MANIERO, P.E.  
P.O. BOX 2414  
PALM SPRINGS, CA 92263  
TELEPHONE (760) 413-7127 FAX (760) 890-0102  
RJM@RJMANIERO.COM

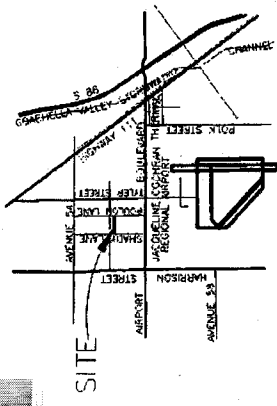
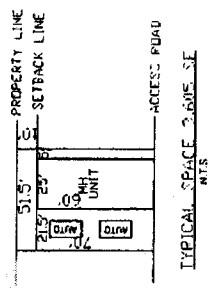


- NOTES**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA

**UTILITIES**  
WATER (760) 914-8100  
ELECTRIC (760) 914-8100  
TELEPHONE (760) 286-5554  
GAS (760) 286-5554  
CABLE TV (909) 473-2600  
SCHOOL DISTRICT (760) 340-1312  
COACHELLA VALLEY UNIFIED (760) 822-4164

**SITE ADDRESS**  
41565 SHADY LANE  
THERMAL, CA 92714  
APN  
RZ226-116

**LEGAL DESCRIPTION**  
LOT 7 OF MAP BOOK COACHELLA LAND AND WATER COMPANY  
RECORDED IN BOOK 4, PAGE 53 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



NO.	REVISIONS	DATE
A	ISSUE FOR PERMITTING AND CONSTRUCTION	8/20/15

# CONDITIONAL USE PERMIT NO. 03731

APPROVED: [Signature]  
DATE: AUGUST 2015

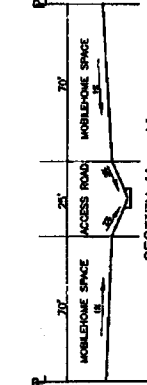
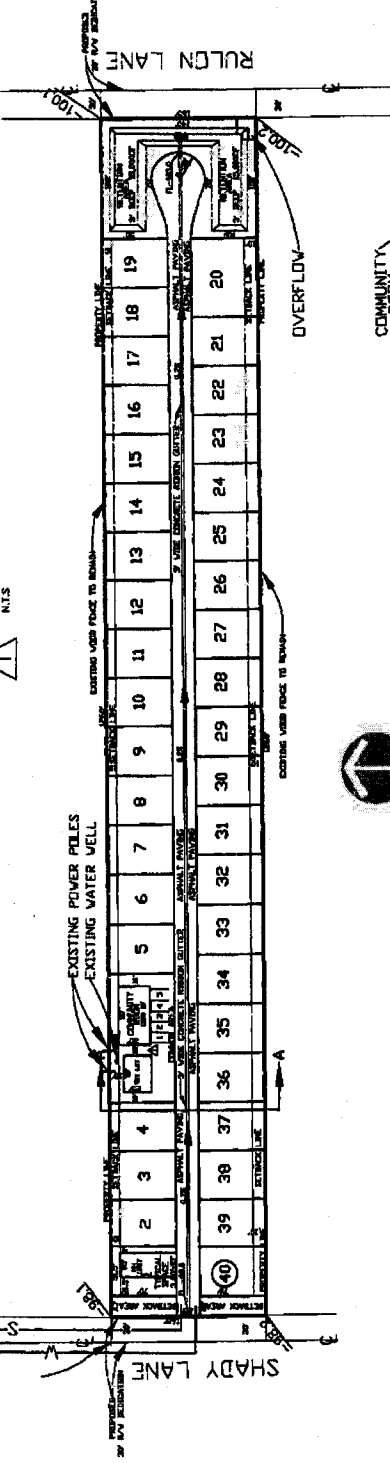
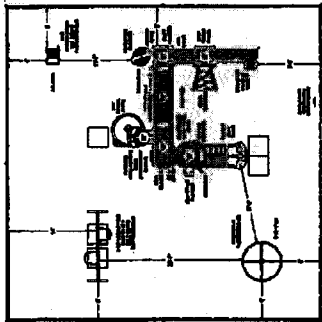
OWNER: COACHELLA RECREATION TRUST  
41201 MURRAY 111, SUITE 1  
RINDO, CA 92201  
TELEPHONE (760) 347-7387 FAX (760) 341-8736  
FISHKILL@MURTRUST.COM

APPLICANT: SHADY LAKE MOBILEHOME PARK  
P.O. BOX 5478  
RYAN, CA 92287  
TELEPHONE (949) 824-8860 FAX (949) 824-2747  
RLO@COMCAST.NET

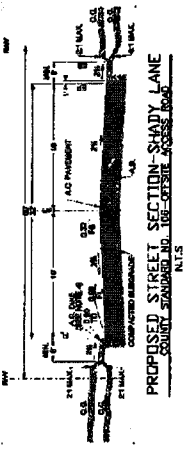
ENGINEER: ROBERT L. MANIERO, P.E.  
P.O. BOX 2410  
PALM SPRINGS, CA 92262  
TELEPHONE (760) 453-7127 FAX (760) 857-0162  
RLO@COMCAST.NET

GRADING: RETENTION BASIN-100X100S  
ON-SITE STORAGE WATER (100 YEARS)  
ADJUST CAPACITY  
CAPACITY OF RETENTION: 1.86 ACRES FEET

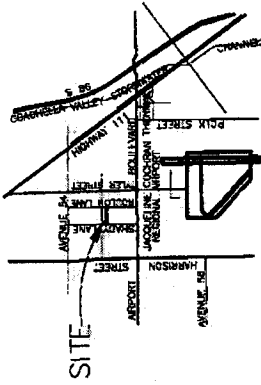
**PROJECT DESCRIPTION**  
This project is a Conditional Use Permit for a mobilehome park located on the east side of Shady Lane, between Avenue 54 and Avenue 55, in the City of Coachella, California. The project consists of 40 mobilehome lots, each 30 feet wide and 100 feet deep, with a total area of 4,000 square feet. The lots are arranged in a grid pattern with 10-foot wide alleys between them. The project also includes a retention basin, a water storage tank, and a community room. The project is subject to the following conditions:  
1. All existing mature trees to be saved, if possible.  
2. Connection to existing water system to be terminated.  
3. All existing septic systems to be abandoned.  
4. Existing well to be abandoned.  
5. New sewer system to connect to City of Coachella.  
6. New water system to connect to City of Coachella.



- NOTES**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA



- UTILITIES**
- WATER: CITY OF COACHELLA (760) 371-8100
  - SEWER: CITY OF COACHELLA (760) 371-8100
  - ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760) 396-6844
  - TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY (760) 322-1231
  - CABLE TV: TIME WARNER (760) 344-1832
  - SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (760) 324-1184



SITE DETAILS  
SHEET 3 OF 5 SHEETS



NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	8/11/15
2	ISSUED FOR PERMIT	8/11/15
3	ISSUED FOR PERMIT	8/11/15
4	ISSUED FOR PERMIT	8/11/15
5	ISSUED FOR PERMIT	8/11/15

FRONT COUNTY RECORDERS OFFICE  
**CONDITIONAL USE PERMIT**  
**NO. 03731**

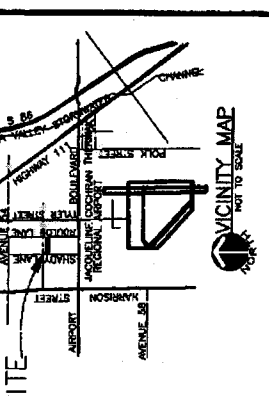
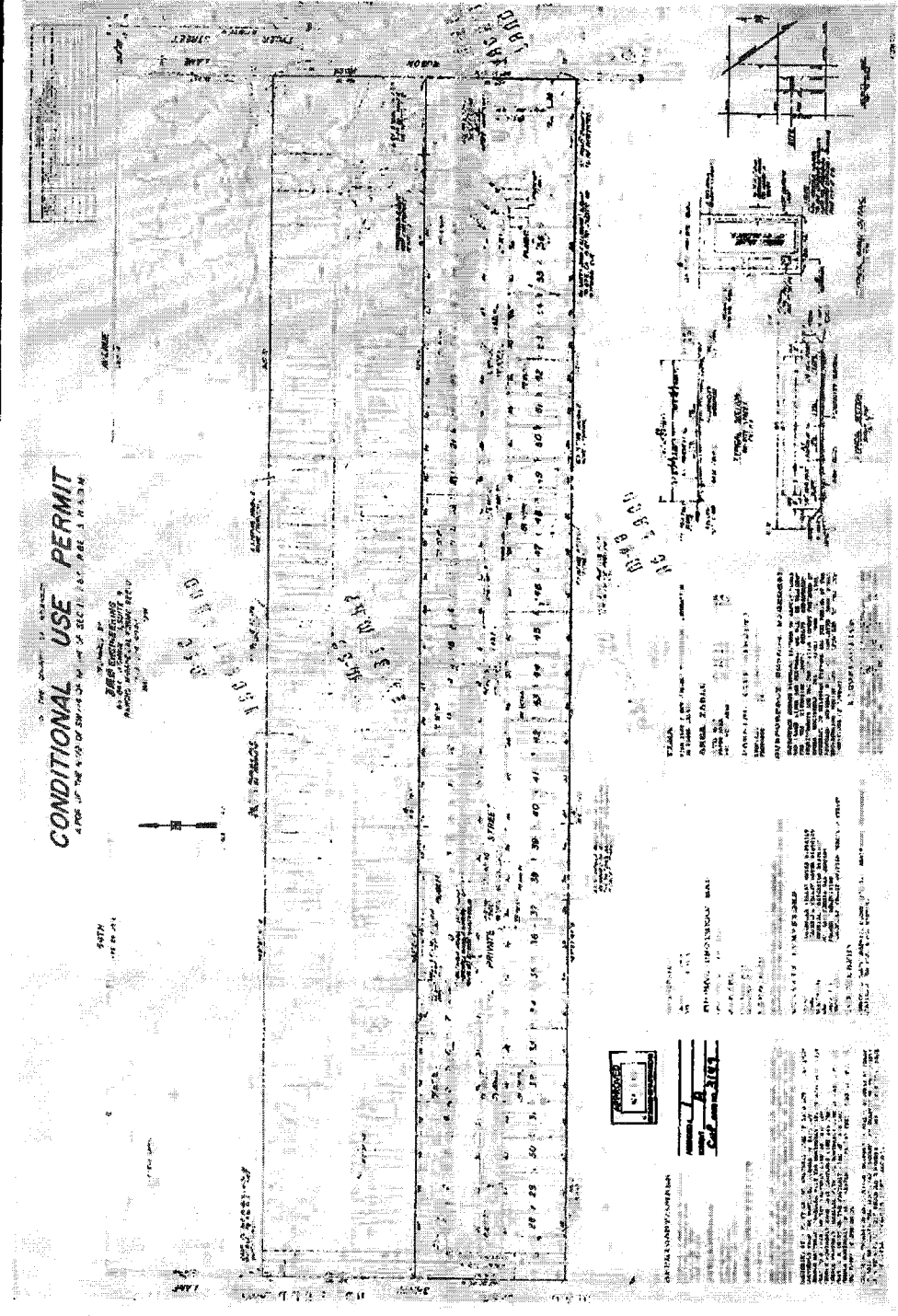
ISSUED FOR PERMIT, AUGUST 11, 2015  
 AUGUST 2015

**OWNER:**  
 MARLENE Z. GARCIA, Recordable Trust  
 8170 HIGHWAY 111, SUITE 1  
 IRVINE, CA 92618  
 TELEPHONE (949) 451-7377 FAX (949) 451-7378  
 FEMARILLI@GMAIL.COM

**APPLICANT:**  
 SHADY LAKE MOBILEHOME PARK  
 P.O. BOX 1479  
 IRVINE, CA 92617  
 TELEPHONE (949) 624-0800 FAX (949) 624-2947  
 RSLCOMM@GMAIL.COM

**ENGINEER:**  
 ROBERT J. NUNNBERG, P.E.  
 P.O. BOX 2400  
 11 SPANISH CA 92603  
 TEL: 949-451-7179 FAX: (949) 452-0172  
 RSNUNN@GMAIL.COM  
 RCE 22589

PROPERTY SHOWN INCLUDES ENTIRE CONTIGUOUS OWNERSHIP



**SITE ADDRESS**  
 8458 SHADY LAKE  
 THERMAL, CA 92774

**APN**  
 76328016

**LEGAL DESCRIPTION**  
 LOT 1 OF MAP BOOK 60386 L.A. AND WATER COMPANY  
 RECORDS OF FRESNO COUNTY, CALIFORNIA

NO.	REVISIONS	DATE
1	ISSUE PERMIT	8/20/15
2	ISSUE PERMIT	8/20/15

# CONDITIONAL USE PERMIT NO. 03731

AUGUST 2015

**OWNER:** JAMES R. COACHELLA, Coachella Solar Vineyard  
 15011 HIGHWAY 111, SUITE 101  
 MOJO, CA 92261  
 TELEPHONE (760) 347-7307 FAX (760) 347-4705  
 FERRELL@JAMESRVL.COM

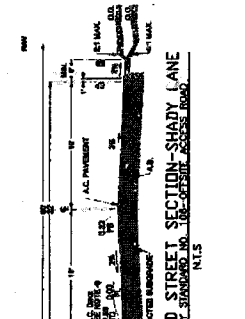
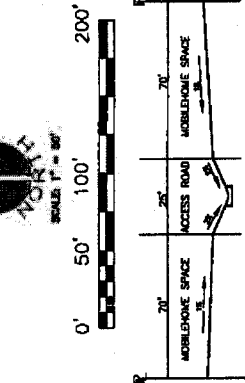
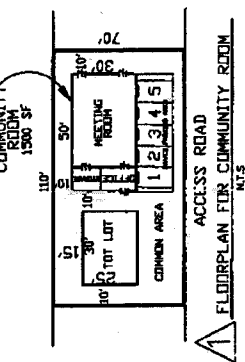
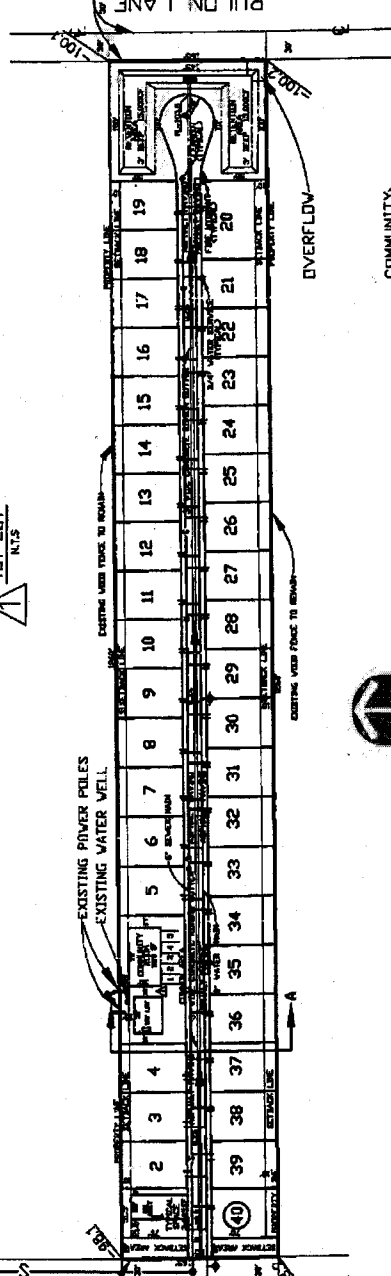
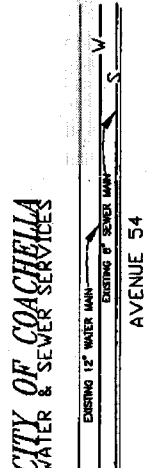
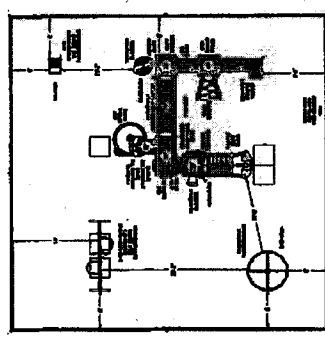
**PROPERTY:** ENTIRE CONTIGUOUS OWNERSHIP

**APPLICANT:** SHADY LANE MOBILHOME PARK  
 P.O. BOX 8678  
 RIVERSIDE, CA 92507  
 TELEPHONE (951) 824-8888 FAX (951) 824-2747  
 RSHADYLANE@JALCOLE.COM

**ENGINEER:** ROBERT J. WANNER, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92263  
 TELEPHONE (760) 433-4137 FAX (760) 885-0102  
 RJS@RJMENGINEERING.COM

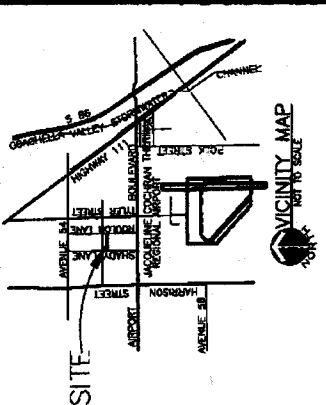
**GRADING:** RETENTION DASH-HOUGHTON  
 ON-SITE STORAGE WATER (900 YD<sup>3</sup>)  
 100% STABILIZED SOILS (100% FILL)  
 CAPACITY OF RETENTION: 1.06 ACRE FEET

**PROJECT DESCRIPTION:**  
 This project is a Conditional Use Permit for a mobile home park consisting of 40 mobile homes, a community room, a common area, and a meeting room. The project is located on a 10.5-acre parcel in the Coachella Valley. The project is subject to the following conditions:  
 1. All existing mature trees to be saved, if possible.  
 2. Connection to existing water system to be terminated.  
 3. All existing septic systems to be abandoned.  
 4. Existing well to be abandoned.  
 5. New sewer system to connect to City of Coachella.  
 6. New water system to connect to City of Coachella.



- UTILITIES:**
- WATER: (760) 571-8100
  - SEWER: (760) 514-1100
  - ELECTRIC: (760) 388-5864
  - TELEPHONE: (760) 232-1221
  - CABLE TV: (800) 422-5800
  - SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (760) 324-1444
- CITY OF COACHELLA:**
- IMPERIAL IRRIGATION DISTRICT: (760) 388-5864
  - VEEDION TELEPHONE COMPANY: (760) 232-1221
  - SOUTHERN CALIFORNIA GAS COMPANY: (800) 422-5800
  - COACHELLA VALLEY UNIFIED: (760) 324-1444

- NOTES:**
1. ALL EXISTING MATURE TREES TO BE SAVED, IF POSSIBLE.
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED.
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED.
  4. EXISTING WELL TO BE ABANDONED.
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA.
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA.





NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	8/10/15
2	REVISED PER CITY OF COACHELLA	8/10/15

THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA  
**CONDITIONAL USE PERMIT**  
**NO. 03731**  
 AUGUST 2015

**OWNER**  
 MIGUEL Z. GARCIA, Irrevocable Trust  
 8701 HIGHWAY 111, SUITE 1  
 PALM SPRINGS, CA 92262  
 TELEPHONE (760) 462-7897 FAX (760) 462-8726  
 FERNANDEZ@MIGUELZGARCIA.COM

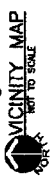
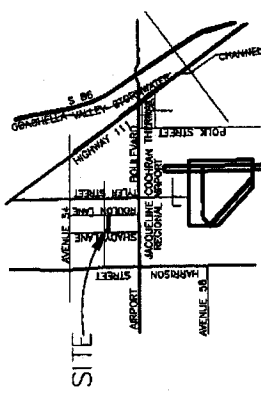
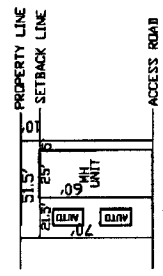
PROPERTY SHOWN INCLUDES ENTIRE CONTIGUOUS OWNERSHIP

**APPLICANT**  
 MACHOLEHOM PARK  
 P.O. BOX 5478  
 IRVINE, CA 92617  
 TELEPHONE (949) 824-8660 FAX (949) 824-2147  
 PSCOLONG@MACHOLEHOM.COM

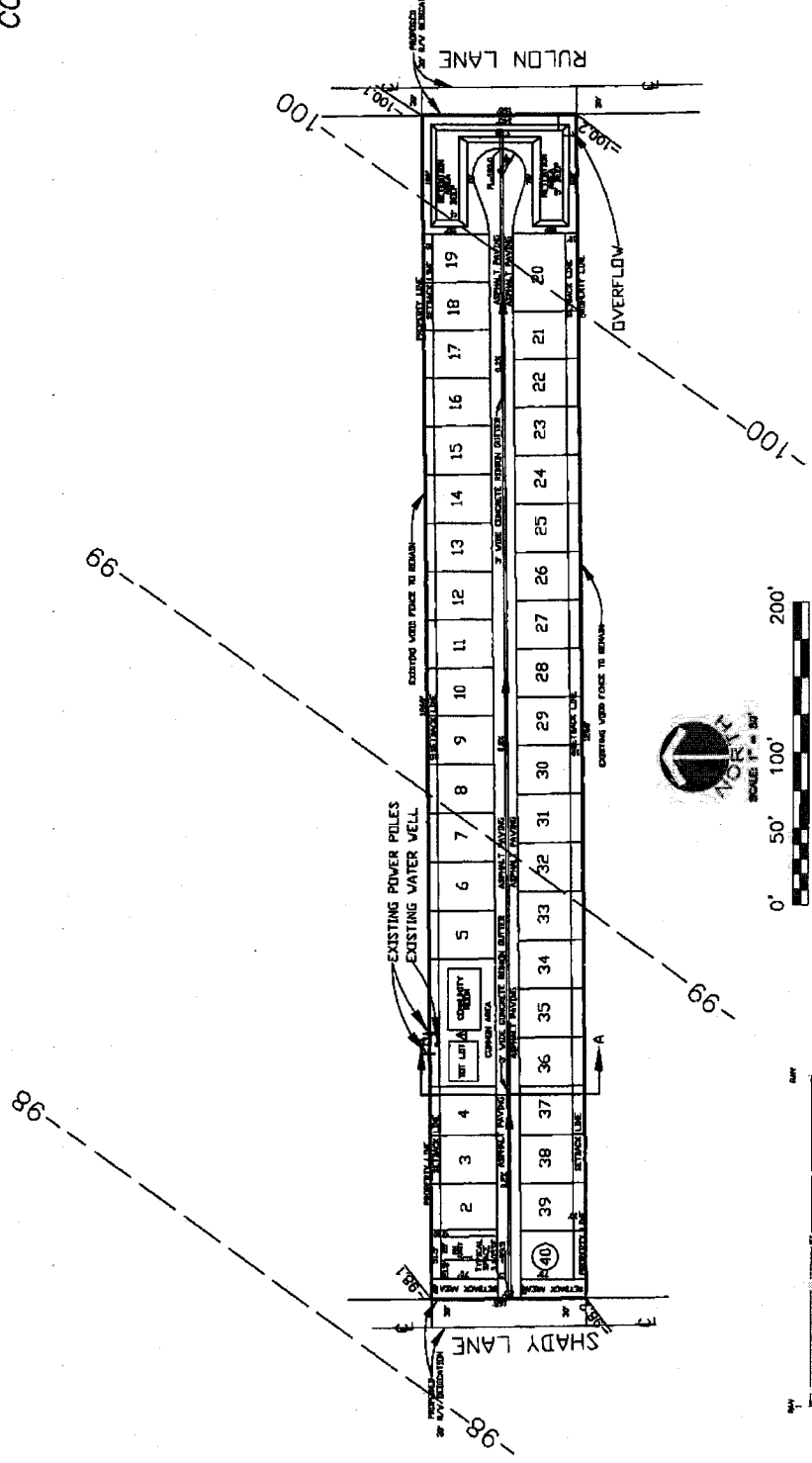
**ENGINEER**  
 ROBERT L. MANNING, P.E.  
 P.O. BOX 2419  
 PALM SPRINGS, CA 92262  
 TELEPHONE (760) 412-1127 FAX (760) 862-4702  
 PSCOLONG@MACHOLEHOM.COM

**GRADING**  
 RETENTION BASIN-100CYDS

**ON-SITE STORMWATER (100 YEAR)**  
 AMOUNT GENERATED 1.79 ACRES FEET  
 CAPACITY OF RETENTION 1.56 ACRES FEET



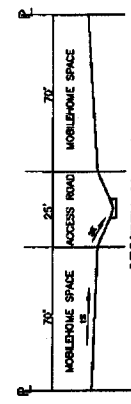
**PRELIMINARY GRADING SHEET 1 OF 1 SHEET**



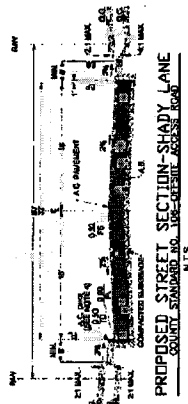
**SITE ADDRESS**  
 1000 SHADY LANE  
 THERMAL, CA 92576

**APN**  
 88-262-016

**LEGAL DESCRIPTION**  
 LOT 7 OF MAP BOOK COACHELLA AND WATER COMPANY  
 RECORDED IN BOOK 4, PAGE 53 OF MAPS,  
 RECORDS OF IMPERIAL COUNTY, CALIFORNIA



- NOTES**
1. ALL EXISTING NATIVE TREES TO BE SAVED, IF POSSIBLE
  2. CONNECTION TO EXISTING WATER SYSTEM TO BE TERMINATED
  3. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED
  4. EXISTING WELL TO BE ABANDONED
  5. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA
  6. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA



- UTILITIES**
- WATER (760) 861-8100
  - SEWER (760) 861-8100
  - ELECTRIC (760) 398-6884
  - TELEPHONE (760) 323-1231
  - CABLE TV (760) 462-4142
  - SCHOOL DISTRICT (760) 824-1164
- CITY OF COACHELLA**  
 IMPERIAL IRRIGATION DISTRICT  
 VISION TELEPHONE COMPANY  
 IMPERIAL COUNTY WATER COMPANY  
 TRILE WARRIOR  
 COACHELLA VALLEY UNIFIED

NO.	REVISIONS	APPROVED	DATE
			4/6/18
			4/6/18

STUDY LANE, MOBILE HOME PARK, INC.  
**CONDITIONAL USE PERMIT**  
**NO. 03731**

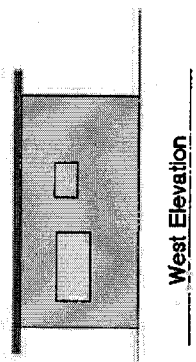
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 8 EAST, SAN JOAQUINO RANGE AND MERIDIAN  
 APRIL 2018

**OWNER:**  
 STUDY LANE MOBILE HOME PARK, INC.  
 A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION  
 c/o DR. IRVING SCHWARTZ, D.D. LAW  
 COMMUNITY ECONOMIC DEVELOPMENT CLINIC  
 401 EAST PULASKI, SUITE 100  
 IRVINE, CALIFORNIA 92617  
 TELEPHONE (949) 824-3575  
**MR. ROBERT SOLIMANI**  
 PROPERTY SLOWDOWN INCLUDES  
 ENTIRE CONTIGUOUS OWNERSHIP

**APPLICANT:**  
 SHADYLANE MOBILE HOME PARK  
 P.O. BOX 5473  
 IRVINE, CA 92617  
 TELEPHONE (949) 824-8680 FAX (949) 824-7167  
 HSOLIMANI@AOL.COM

**ENGINEER:**  
 ROBERT J. MAINIERO, P.E.  
 P.O. BOX 2410  
 PALM SPRINGS, CA 92263  
 TELEPHONE (760) 413-7127 FAX (760) 882-0702  
 PSRB08596@AOL.COM  
 PCE 25668

CUP 3731  
 EX B (Community Bldg. Elevations)  
 DATED 4/12/2018  
 PLANNER: J. OLIVAS



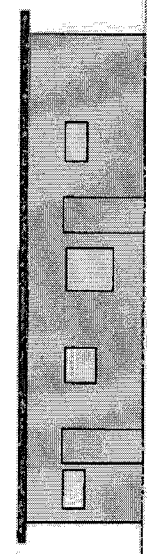
West Elevation



North Elevation



East Elevation



South Elevation



**ROBERT J. MAINIERO, P.E.**  
 CIVIL ENGINEERING and RELATED ASSISTANCE  
 PALM SPRINGS, CALIFORNIA 92263  
 TELEPHONE (760) 413-7127  
 FAX (760) 882-0702  
 PSRB08596@AOL.COM

Proposed Community Building

**SHADY LANE**

**CUP 03731**

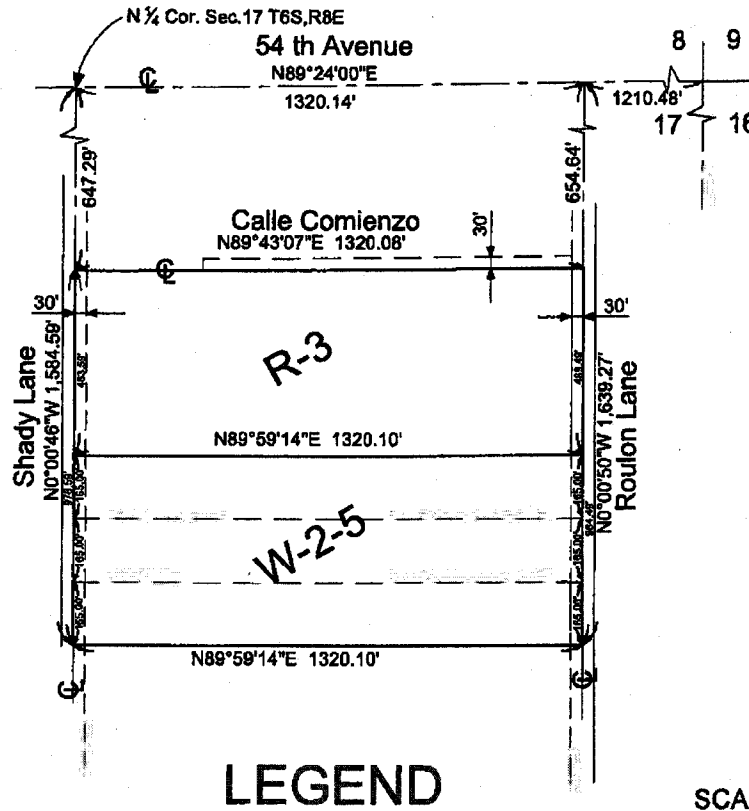
**PRELIMINARY CONSTRUCTION SEQUENCE**

1. Remove all vacant Units
  - a. Clear and grade as necessary
  - b. Properly remove abandoned existing well
  - c. Destroy and backfill all old septic tanks
    - i. Map each tank that has been backfilled and each existing tank that is still in use
2. Grade Driveway and Retention Area
3. Install Mainline Sewer with Stubs
4. Install Mainline Water with Stubs
5. Install Mainline Electrical with Stubs
6. Install Mainline Natural Gas with Stubs
7. Install Mainline Telephone and Cable TV with Stubs
8. Starting at the Rear of the Site, move Units in groups of 4 to the new spaces wherever possible,
  - a. Move Units to a temporary location if necessary
  - b. Move new Units maintaining proper set-backs and elevations
  - c. Connect Utility Stubs to New Pedestals, connect Units to New Pedestals

CUP 3731  
EX. P (Construction Sequencing)  
DATED: 10/13/2017  
PLANNER: J. OLIVAS

9. Use Caritas Units as Transition Units, as necessary, to avoid temporary lodging costs
  - a. In certain situations, there might be requirements to house residents off site
10. Continue to move Units in groups of 4, etc...
11. Complete Off-Site Street Improvements and Front Landscaping
12. Pave Driveway including gutter
13. Construct permanent Clubhouse / Office Facility
14. Construct Tot Lot
15. Complete Landscaping around Units, Parking Spaces, and Tot Lot

# SEC. 17 T,6S, R 8E, S.B.B.&M.



## LEGEND

R-3

GENERAL RESIDENTIAL

W-2-5

CONTROLLED DEVELOPMENT AREA, 5 AC. MIN

MAP NO. 41.076

## CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7519  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4626  
DECEMBER 23, 2008

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42842  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3731  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8271  
**Applicant's Name:** Shady Lane Mobile Home Park  
**Applicant's Address:** P.O. Box 5479  
Irvine, CA 92697

**I. PROJECT INFORMATION**

**A. Project Description:** Conditional Use Permit (CUP) No. 3731 proposes a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area. Additionally, the project proposes to extend and connect to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. Proposed CUP 3731 replaces prior approval of CUP 3148R1 for an existing mobile home park to be removed and replaced with 40-new mobile home dwelling units within Assessor's Parcel Number 763-230-015.

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

**C. Total Project Area:** 5.0 Acres

<b>Residential Acres:</b> 5.0	<b>Lots:</b> 1	<b>Units:</b> 40	<b>Projected No. of Residents:</b> 120
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 763-230-015

**E. Street References:** Northerly of Airport Blvd, east of Shady Lane, south of 54<sup>th</sup> Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 6 South, Range 8 East, and Section 17.

**Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of an existing mobile home park with approximately 45 mobile home units proposed to be replaced with a maximum of 40 new mobile home units. Surrounding land use consists of existing mobile home park to the north, storage yards, agriculture land and vacant land to the south, east and west. The 5.0 acre site is located within the community of Thermal, and is within the City Sphere of Influence of Coachella. The project site is not located 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 meets the requirements of the Community Development: Medium High Density Residential Land Use designation in that the site contains circulation facilities such as partially improved access roads along Shady Lane (LU 29.7) and includes existing desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with partially improved roads including Airport Boulevard, 54<sup>th</sup> Avenue, and Shady Lane which is immediately adjacent to the subject property. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. However, existing and new facilities such as retention areas address local drainage impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project complies with Housing Element Policies since contains 40-existing mobile homes providing for housing needs in the Thermal Area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and operational activities (Condition of Approval (COA) Advisory Notification Document (AND) 10. BS Grade.3-Dust Control). The proposed mobile home park meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies since the existing mobile home park located on Shady Lane (HC 2.1b) directs growth to a semi-urbanized area in the Thermal-Oasis area, and, is conditioned to install bike racks (COA 90.Planning.8-Install Bike Racks).

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

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

D. **Land Use Designation(s):** Medium High Density Residential (MHDR) (5-8 D.U./Ac.)

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

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

**G. Adjacent and Surrounding:** The project site is surrounded by properties which are designated Light Industrial (LI) and Medium High Density Residential (MHDR).

1. **Area Plan(s):** Eastern Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium High Density Residential (MHDR) (5-8 D.U./Ac.)
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Controlled Development Areas (W-2-5)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2-5), General Residential (R-3), Manufacturing-Service Commercial (M-SC)

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

**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**

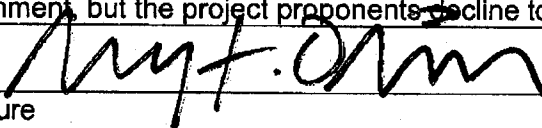
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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



April 9, 2018

Date

Jay T. Olivas

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

## 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

### Findings of Fact:

- a) This project is not adjacent to a scenic corridor and no scenic highways are present within the project vicinity. The site is located within an existing semi-urbanized area, and no impacts are expected.
- b) The project as an existing mobile home park is proposed to be replaced with 40 new mobile homes creating similar visual impacts. The project would not generate negative visual impacts to the surrounding area due to site improvements such as existing desert landscaping and proposed perimeter walls/fencing (Condition of Approval (COA) 90.Planning.6- Boundary Fencing. A PM10 dust control plan is also required to reduce dust emissions as indicated by COA 10.BS Grade.3-Dust Control. Billboards and other outdoor advertising signs are prohibited in Coachella Valley and not allowed with this project further reducing potential visual impacts. The size, height and type of existing and any future on-site advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris should be removed as provided by Section 1(F) of Ordinance No. 457. Therefore, impacts would be less than significant.

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?

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

- a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.11-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project, consisting of existing mobile home park proposed to be replaced with 40 new mobile homes, would create a new light source, however, any existing or new source of light is not anticipated to reach a significant level due to the size and scope of the project. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.9-Lighting Hooded). Existing desert landscaping will also provide partial buffering within the existing and proposed mobile home park. Impacts would be less than significant.
- b) Surrounding land uses include existing mobile home park, vacant land, field crops, scattered dwellings and industrial related land uses such as storage lots. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3-Lighting Hooded. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- The project is affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as farmland of "local importance", "urban-built up land", "other lands", and "prime farmland". However, the site has been a mobile home park since approximately 1992 (CUP No. 3149) and has no existing agriculture uses. Less than significant impacts are expected.
- The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 5.0 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.
- The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.
- The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered prime farmland and contains an existing mobile home park. However, since the subject land contains existing approximate 40-space mobile home park and is planned Medium High Density Residential with surrounding land planned Light Industrial on the general plan, and no existing agriculture uses on the subject site, less than significant impacts are expected.

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
<b>5. Forest</b>	<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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within	<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
1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<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 Significance Thresholds and Analysis; Air Quality Analysis Z-Best Grinding July 2005 by Ultra Systems Environmental Incorporated

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during operations which the majority would come from vehicle trips to and from the mobile home park with 40 units. The 5-acre site will involve some new building construction such as from site improvements, sewer and water line extensions along Shady Lane, and a future 1,500 square foot community room. Therefore, minor emissions from short-term construction will occur. Fugitive dust from operating equipment during improvements will be controlled through daily water spraying on the site. Long-term air quality impacts resulting from the proposed project will include emissions generated from automobile trips including vehicle emissions from resident and worker commute trips and infrequent truck delivery trips such as from UPS and FedEx.

It is estimated that up to a maximum of 80 automobile round trips access the site per day for this project with majority of vehicles conforming to California emissions standards. To prevent PM10 emissions from this traffic, the main interior driveway will be improved per conditions of approval on file in the LMS, including 90.Planning.4- Parking Paving Material.

Therefore, emissions will be less than significant.

- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of the project, only 5.0 acres, limited to approximately 40 mobile home units, and pre-construction meeting requirements prior to site improvements (COA 60.BS Grade.7 – Pre-Construction Meeting), air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality impacts would be minor both on a project and cumulative level. Less than significant impacts are expected.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include mobile home parks, vacant land, field crops, scattered dwellings and industrial land uses such as storage lots, and the project is not expected to generate substantial point-source emissions due to the limited size of project at 5.0 acres with 40 units proposed and would be below 3,000 metric tons of carbon dioxide (MT CO2e) according to the Air Quality Analysis. The project will not include major transportation facilities. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter since surrounding land consists of an existing mobile home park, vacant land, low intensity industrial land with storage lots, and is largely undeveloped with land planned medium high density residential and light industrial which is largely vacant. Therefore, no impacts are expected.
- f) The project is for a mobile home park with existing improvements such as partial roads and landscaping with water and sanitation, and proposed site improvements such as water and sewer line extensions, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

**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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a conservation area of that plan. A review by the Environmental Programs Division (EPD) was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported since the land was previously disturbed as a 5.0 lot previously entitled in CUP 3149 in 1992 prior to the adoption of the CV-MSHCP and further entitled under CUP 3148R1 in 2008. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875 since 40 mobile home units are proposed to be replaced. For these above reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. No impact.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, no impacts are anticipated.
- e) The project site does not contain riparian/riverine habitat. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials; Phase I Cultural Resources Assessment Report by Archaeological Associates, dated November 30, 2007

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, Section 15064.5.

However, prior to issuance of any grading permits, the permit holder shall retain and enter into a monitoring contract with a qualified Archaeologist for services. The Project Archaeologist shall conduct a records search at the Eastern Information Center and develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of any grading permits as indicated by Condition of Approval 60.Planning.1-Cultural Resources Professional/Monitor.

Less than significant 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
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: On-site Inspection, Project Application Materials; Phase I Cultural Resources Assessment Report by Archaeological Associates, dated November 30, 2007

Findings of Fact:

a) Site disturbance has already occurred with the existing 5.0-acre land within an existing mobile home park proposed to be replaced with 40 new mobile homes. Potential impacts to archaeological resources were previously reviewed including from the Phase I Cultural Resources Assessment, and no archaeological resources were located on this lot. Additionally, notification letters regarding AB 52 were also mailed out to 12 local tribes on November 16, 2015. No request to consult was received regarding AB 52. The Soboba Band of Luiseno Indians letter of December 14, 2015 deferred to the Torres Martinez Desert Cahuilla Indians for any comment since the project is in closer proximity to them. No further comment was received from the Torres Martinez Desert Cahuilla Indians. Therefore, the project is not anticipated to alter or destroy any known archaeological site, and less than significant impacts are anticipated.

Prior to issuance of grading permits, the permit holder shall enter into a contract with a Tribal Monitor from Torres Martinez who will be on-site during all ground disturbing activities. The permit holder shall submit a signed copy of the contract between the Torres Martinez Tribe and permit holder for the monitoring of the project to the Planning Department and County Archeologist in accordance with Condition of Approval 60.Planning.2-Native Monitor.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.12 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. Less than significant impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. since no archaeological resources or places of worship are known on the subject property. Therefore, no impacts are expected.

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.

**GEOLOGY AND SOILS** Would the project

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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?

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2505

**Findings of Fact:**

- a) According to RCLIS (GIS database) and County Geologic Report No. 2505, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, impacts are not expected.
- b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2505

**Findings of Fact:**

a) According to the County Geologic Report No. 2505 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Geologic Report No. 2505 requires the primary foundation bearing soil to be removed to a depth of at least 2-feet, remedial grading to extend laterally and be a minimum of 5-feet beyond the building perimeter, permanent

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures be supported by post tensioned slab/foundation system, and mobile homes be supported upon a State of California approved manufactured foundation system in accordance with COA 60.Planning.6-GEO02505 Accepted. These are similar and common technical measures that apply throughout the Eastern Coachella Valley with new development due to low water tables in the region as a whole. Although these specific technical measures may vary based on development type and specific location with the Eastern Coachella Valley, these measures for proposed CUP No. 3731 at subject location are not mitigation measures pursuant to CEQA. With these typical measures to address liquefaction and compliance with California Building Code as applicable, impacts from liquefaction are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site 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 the southern California region. State of California foundation building codes and Building and Safety Department install requirements for mobile homes pertaining to this development will prevent any potential impacts from rising to a level of significance.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**13. Landslide Risk**

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

**14. Ground Subsidence**

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

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

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project contains relatively flat topography on an existing previously disturbed 5-acre lot with an existing mobile home park. The proposed project will not substantially alter ground surface relief features. Therefore, no impacts are expected.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) According to the proposed preliminary construction sequence plan dated October 13, 2017 from the developer, existing septic tanks will be removed and back filled in accordance with septic removal requirements per ordinance, when completion of sewer line extension within Shady Lane is completed to Avenue 54 approximately 1,500 lineal feet to the north. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2505

- a) The project will not result in substantial soil erosion or loss of top soil since the site has been disturbed and relatively flat topography intended for replacement of 40-mobile home units and addition of two retention basins at the easterly lot line with existing desert landscaping and proposed drainage features. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered high, however, the soil types on the subject property consist of silty sand with no slopes. With approximately 1,900 cubic yards of cut and fill proposed for the retention area, impacts are less than significant.
- c) The project site contains existing septic systems which will be removed and back filled in accordance with septic removal requirements per ordinance when completion of sewer line extension within Shady Lane is completed to Avenue 54. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Thermal. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing site improvements such as pre-graded land with existing and proposed impervious surfaces, additional retention areas, will prevent any impacts from rising to a level of significance (COA 10. BS Grade.4 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site with the additional retention area. Impacts related to water erosion are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

**Findings of Fact:**

- a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements such as desert landscape, mobile homes being installed with State and County code requirements, and construction related dust being addressed with a required PM 10 Dust Control Plan (COA 10.BS Grade.3). Impacts would be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either	<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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directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Climate Action Plan

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project of approximately five (5) acres, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 metric tons of equivalent carbon dioxide (MT CO2e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.
- c) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for residents and workers that use the proposed project site with automobiles and construction equipment being smog certified and limited idling requirements for heavy equipment. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1,000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>22. Airports</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within	<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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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?

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?

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

- a) The project site is located within an Airport Master Plan known as the Jacqueline Cochran Regional Airport and is specifically located in Zone D (Buffer Area).
- b) The project site is located within an Airport Master Plan and did not require review by the Airport Land Use Commission other than email communication from ALUC staff dated July 27, 2017 which requires any new detention basin provide maximum 48-hour detention period and remain dry between rain falls to limit bird species on the property as outlined in AND Condition of Approval Planning. 15 ALUC Comments.
- c) The project site is located within an airport land use plan; however the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport due to Zone D which is low risk buffer area. Impacts would be less than significant.
- 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. 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 in a semi-urbanized area and is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Hydrology and WQMP Reports by Robert J. Mainiero, P.E., Coachella Valley Water District letter dated November 20, 2015

Findings of Fact:

- a) The topography of the site is disturbed desert land with an existing mobile home park to be replaced with 40 mobile home units and site improvements such as new retention areas totaling approximately 16,500 square feet, along with extension of sewer and water lines within Shady Lane to Avenue 54. The project would not substantially alter the existing drainage patterns of the project site with the existing and proposed site improvements. The owner/applicant provides measures incorporated into the development to prevent flooding of the site or downstream properties including proposed retention area requiring approximately 1,900 cubic yards of grading at the easterly boundary to create the retention area (COA 60.BS Grade.2-Drainage Design Q100) capable of infiltrating a 100-year 24 hour storm event. Requirements for retention of incremental run-off is a standard measure to address drainage impacts from proposed CUP 3731 and therefore is not mitigation pursuant to CEQA. Furthermore, the retention area is limited to 16,500 square feet which is limited geographic area at 3 feet in depth, and therefore would create less than significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.9 BMP CONST. NPDES Permit) with any future grading permit. These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- 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). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements retention area of 3 feet in depth with approximately 30,000 cubic feet of drainage capable of infiltrating the 100 year 24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project is within Zone X, depth one foot on the Federal Flood Insurance rate maps, but is less than significant due to drainage measures such as, but not limited to, retention basins, 3 foot wide concrete ribbon gutter, and existing landscape areas to retain incremental increase of storm water runoff (COA 60.BS Grade.2 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the final Water Quality Management Plan required prior to any future grading permit issuance (COA 60.Trans.3–Water Quality Mgmt. Plans). Impacts would less than significant.
- h) The site includes existing and proposed drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**25. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Hydrology and WQMP Reports by Robert J. Mainiero, P.E., Coachella Valley Water District letter dated November 20, 2015

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to existing and proposed drainage improvements including new retention areas, drainage gutters and right of way dedications capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. Impacts are considered less than significant (COAs 60.BSGrade.2 Drainage Design Q100).
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing and proposed drainage improvements such as an new retention areas. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body other than proposed retention areas no deeper than 3 feet for less than 24-hour period, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is 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
<b>LAND USE/PLANNING</b> Would the project				
<b>26. Land Use</b>				
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 project would result in an alteration of the present land use of the area due to existing mobile home park proposed to be replaced with 40 new mobile homes including site improvements. The project would be consistent with the subject land since the land is currently designated Medium High Density Residential (MHDR) (5-8 D.U./Ac.), and areas with a Land Use Designation of MHDR are generally envisioned for such land uses as detached residences which can be mobile homes. The subject site currently contains approximately 45 mobile home units previously permitted as part of CUP 3148R1 in 2008 which would be reduced to 40 units with an overall density of 8 D.U./Ac. under proposed CUP No. 3731, making it consistent with the MHDR Land Use Designation. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is located within the Sphere of Influence (SOI) of the City of Coachella. The City letter of January 6, 2016 indicated the City of Coachella would be providing water and sewer services subject to improvement plans and development and connection fees submitted to the City of Coachella by the permit holder. Less than significant impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>27. Planning</b>				
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"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a, b) The project will be consistent with the site's existing Controlled Development Areas (W-2-5) zone due to the existing mobile home park specifically listed as permitted use with an approved conditional use permit. The proposed project complies with the development standards of the existing W-2-5 zone for mobile home parks with minimum overall lot area exceeding 20,000 square feet at 5.0 acres and compliance with minimum setbacks and height limits of the W-2-5 zone and mobile home park standards of Section 19.93, Zoning Ordinance No. 348. The project is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC), Controlled Development Areas (W-2-5), and General Residential (R-3). The project buffers adjacent zones with perimeter treatment, hooded lighting, walls/fencing and existing landscaping. Therefore, impacts would be less than significant.

c-d) The proposal for mobile home park will be conditionally compatible with existing and surrounding land uses including vacant land, contractor yards, mobile homes, and scattered single-family dwellings which have been constructed and are operating in the project vicinity. The proposal includes buffering with setbacks and perimeter treatment to address surrounding land uses. Therefore, impacts would be less than significant.

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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

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

a) The project area has not been used for mining. Therefore, the project would not 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site has not been used for mineral resources; therefore, the project will not 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. Therefore, there is no impact.
- c) Surrounding the project site are vacant lots, industrial uses. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

- a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is approximately 1.5 miles from the airport in buffer zone area (Airport Zone D). Less than significant impacts are expected.
- b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

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

**30. 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 is not located within immediate vicinity of an existing railroad, and there would no impact due to distance from the railroad of approximately 1.5 miles from the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located within approximately 1.5 miles of State Highway 86 Expressway, but there would no impact due to project in compliance with building and mobile home install codes including the 2016 California Building and State of California Codes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Noise Effects on or by the Project**

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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 project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development will not substantially increase ambient noise levels due to existing local road noise along Shady Lane within an existing residential, agriculture and sparsely developed industrial area. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project construction with improvements such as grading and install of replacement mobile homes. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.8- Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate 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.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.3—Paleo Primp & Monitor.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

No unique geological feature exist within the project boundaries, or has been previously discovered on the property. However as indicated, monitoring shall be required during construction related activities for the replacement mobile homes and new retention areas of approximately 16,500 square

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feet, and monitoring is a general requirement for this project, and is not considered mitigation pursuant to CEQA. With implementation of these measures, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: Monitoring shall be provided by the County Paleontologist.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

- a) The proposed project will not displace any existing residences since the project proposes a replacement mobile home park with 40 new mobile homes. Less than significant impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the residential nature of the project with approximately 120 residents. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site during site improvement construction with existing housing located in the surrounding area including Thermal and City of Coachella. Because the increase is small, there will be less than significant impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere since project proposes a replacement mobile home park. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is located within or near a County Redevelopment Project Area within the Thermal and Jacqueline Cochran Airport region. The site is currently developed with mobile homes and proposes replacement mobile homes which is same development type. Therefore, impacts are less than significant.
- e) The project for existing mobile home park with 40 replacement units with up to approximately 120 residents. This population increase will not exceed official regional or local population projections and would be less than significant.
- f) The project will not induce substantial population growth in an area since the mobile home park would be for existing land use with up to approximately 120 residents. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Shady Lane with existing interior drive and proposed 25 foot wide driveway entrance. Fire protection improvements such as maintaining minimum required fire truck access and hydrants (COA's 10.Fire.1 – Fire Access and 10.Fire.2 – Fire Hydrants) shall be required.

Furthermore, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan



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

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**38. Schools**

**Source:** GIS database

**Findings of Fact:**

The Coachella Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to finalization of install permits for proposed mobile homes (COA 80.Planning.2 - School Fees). Therefore, impacts are less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**39. Libraries**

**Source:** Riverside County General Plan

**Findings of Fact:**

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**40. Health Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The use of the proposed project area would not cause a significant impact on health services since the existing project only contains approximately 120 existing residents. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

**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"/>
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"/>
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"/>

**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 scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing mobile home park and is not a proposed subdivision. Therefore, there is no impact.
- b) Due to the relatively small size of the 5.0 acre site which allows mobile home parks, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since not a subdivision. Thus, there is 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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**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Shady Lane, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project for existing Mobile Home Park will maintain vehicular traffic on the surrounding streets including direct access from Shady Lane (90-foot right-of-way), Airport Boulevard, and Avenue 54 within a semi-developed area of Thermal. Rulon Lane remains unimproved at the easterly lot line (60' right-of-way). The Transportation Department did not require a traffic study due to existing partial streets improvements and gravel roads. The project does require additional ROW dedications and improvements (COA 80.Trans.5 – ROW Dedication) including 45-foot part width right of way for Shady Lane and 30-foot half-width right of way prior to building permit issuance. Shady Lane will include improvements of water and sewer line extensions. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to 5 on-site parking spaces for the proposed community building and 80 tandem parking spaces total (2x40) on each mobile home space (2 each). A maximum of 120 trips per day is estimated for the park. The project does not conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.7-TUMF) prior to any future building permits, which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts therefore are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately five (5) spaces (COA 90.Planning.4- Parking Paving Material) for the community building and 80 spaces total for the mobile spaces. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

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

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

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the County Service Area Thermal #125 to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction for improvements. Therefore, this impact is considered less than significant.

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

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

Mitigation: No mitigation 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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**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: The General Plan does not identify a Class I Bikeway/Regional Trail along Shady Lane or surrounding streets. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 16, 2015. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site improvements such as water and sewer line utilities and existing disturbance on 5.0 acres of land with replacement mobile home units. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

**46. 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: Coachella Valley Water District correspondence and Department of Environmental Health Review; City of Coachella Will Serve Letter dated January 6, 2016

a) The proposed project is presently served by existing well water (COA 10 E. Health.1-Water and Sewer Service) for the mobile homes. Expansion of water line facilities is proposed with an approximate 1,500 foot water line extension from the project site along Shady Lane north to Avenue 54 connecting with City of Coachella water lines. Impacts would be less than significant.

b) It is anticipated that the project will have sufficient water supplies available for the project with use of the existing wells to be abandoned and them improved with domestic water line extension. Additionally, existing desert landscaping will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. 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; Coachella Valley Water District correspondence; City of Coachella Will Serve Letter dated January 6, 2016

Findings of Fact:

a) The proposed project is presently served by existing septic systems to be abandoned and back filled in accordance with the preliminary construction sequence submitted by the developer. The project would result in the construction of new waste water treatment facilities (COA 10 E Health.1 Water and Sewer Service) with an approximate 1,500 foot extension from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site along Shady Lane north to Avenue 54 connecting with City of Coachella sewer lines. Less than significant impacts are anticipated.

- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the project with existing septic and proposed sewer line extension. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. 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: Riverside County General Plan

Findings of Fact:

a-b) The project will generate less than significant trash waste with mobile home park limited to 40-mobile homes with curb side trash bin service from Burrtec. Additionally, adequate disposal facilities and services are located on the project site. Impacts are therefore less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. 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?

Source: Riverside County General Plan

Findings of Fact:



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

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas, and communication systems with mainlines and stubs. Each of the utility systems is available at the project site with the site improvements being completed based on the preliminary construction sequence provided by the developer. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District for electrical service and the telephone company will ensure that potential impacts to utility systems are reduced to a less than significant level of impact.

d) The project would use existing and proposed storm water drainage facilities including partially improved roads along Shady Lane, Airport Boulevard, and Avenue 54 to be maintained by County Transportation Department and City of Coachella (Avenue 54) with less than significant impacts.

e) Electricity is available at the project site. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements, excepting water and sewer line extensions as described in Check list items 46 and 47 above, will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in continuance of an existing mobile home park with replacement of 40 mobile home units maximum to remain on the property. This land use would primarily increase electrical usage at a minor level with installation of mainline electrical with stubs for the mobile home units. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed

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

project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

51. Other: N/A

Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

**MANDATORY FINDINGS OF SIGNIFICANCE**

52. 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.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 5.0 acre site for proposed CUP for existing

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

mobile home park for 40-spaces. The site is surrounded by existing residential and industrial land with vacant properties and largely serves lower traffic volumes due to sparse development and customers who would normally visit this area with or without the mobile home park. Future development in the immediate vicinity is considered to be limited due to the lack of urban improvements south of Avenue 54. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are partially improved and existing desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 6 on-site proposed parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

54. 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: CUP 3148, CUP 3148R1, CUP 3149

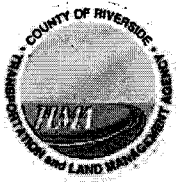
Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VII. AUTHORITIES CITED**

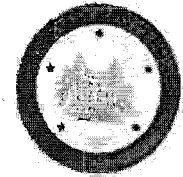
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d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

Revised: 4/26/2018 12:50 PM  
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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



06/06/18, 2:41 pm

CUP03731

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03731. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1      AND - Project Description & Operational Limits**

The use hereby permitted is for a new 40-space mobile home park (MHP) with typical space sizes of approximately 3,605 square feet each along with proposed 1,500 square foot community room building and proposed 750 square foot outdoor playground equipment area with new retention basins. Additionally, the project extends and connects to water and sewer lines approximately 1,500 feet to the north within the Shady Lane right-of-way to 54th Avenue located within the City of Coachella. CUP 3731 replaces prior approval of CUP 3148R1 for an existing mobile home park to be removed and replaced with 40 new mobile home dwelling units within Assessor's Parcel Number 763-230-015.

**Advisory Notification. 2      AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

**Advisory Notification. 3      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A:

Exhibit A (Site Plan) dated April 8, 2016.

Exhibit B (Community Building Elevation) dated April 12, 2018.

Exhibit P (Construction Sequencing) dated October 13, 2017.

Architectural Design Elements such as varied roof-lines, tile bands, window accents shall be added to the Community Building Elevation prior to permit issuance or as approved by the Assistant TLMA Director. ADDED BY PLANNING COMMISSION 5-2-18

**BS-Grade**

**BS-Grade. 1                      0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO**

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

**BS-Grade. 1**                      **0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO (cont.)**  
Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

**BS-Grade. 2**                      **0010-BS-Grade-USE - DISTURBS NEED G/PMT**

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

**BS-Grade. 3**                      **0010-BS-Grade-USE - DUST CONTROL**

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

**BS-Grade. 4**                      **0010-BS-Grade-USE - EROSION CNTRL PROTECT**

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

**BS-Grade. 5**                      **0010-BS-Grade-USE - FINISH GRADE**

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

**BS-Grade. 6**                      **0010-BS-Grade-USE - GENERAL INTRODUCTION**

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

**BS-Grade. 7**                      **0010-BS-Grade-USE - MINIMUM DRNAGE GRADE**

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

**BS-Grade. 8**                      **0010-BS-Grade-USE - NPDES INSPECTIONS**

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

**BS-Grade. 8**                      **0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)**  
coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

**BS-Grade. 9**                      **0010-BS-Grade-USE - OBEY ALL GDG REGS**

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

**BS-Grade. 10**                      **0010-BS-Grade-USE - SLOPE SETBACKS**

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

**BS-Plan Check**

**BS-Plan Check. 1**                      **0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS**

**EXISTING STRUCTURES:**

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final







**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 3                      0010-Planning-USE - COMPLY WITH ORD./CODES  
(cont.)

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 4                      0010-Planning-USE - EXTERIOR NOISE LEVELS

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.

Planning. 5                      0010-Planning-USE - FEES FOR REVIEW

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

Planning. 6                      0010-Planning-USE - GEO02505 ACCEPTED

County Geologic Report (GEO) No. 2505, was prepared for this project (CUP03731) by Sladden Engineering and is entitled "Geotechnical Investigation, Rancho Garcia Mobile Home Park, 54-596 Shady Lane, Thermal Area, Riverside County, California," dated June 9, 2016.

GEO No. 2505 concluded:

1. Based on a review of published maps, non-stereo digitized photography, and onsite observations, it is our opinion that risks associated with primary surface ground rupture should be considered low.
2. The potential for liquefaction and the related surficial effects of liquefaction impacting the site are considered high.
3. Calculations indicate potential total settlements of up to 7.95 inches, and seismically related differential settlements of approximately 3 inches.
4. Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site.

However, site specific effects resulting from long term regional subsidence is beyond the scope of our investigation.

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 6 0010-Planning-USE - GEO02505 ACCEPTED (cont.)

GEO No. 2505 requires:

- 1.The primary foundation bearing soil shall be removed to a depth of at least 2 feet below the bottom of the footings.
- 2.Remedial grading shall extend laterally, a minimum of five feet beyond the building perimeter.
- 3.In order to address potential liquefaction related seismic settlements, the proposed permanent structures shall be supported upon a post-tensioned slab/foundation system in accordance with Riverside County guidelines.
- 4.Mobile homes shall be supported upon a State of California approved manufactured foundation system.

This update to GEO No. 2505 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2505 is hereby accepted for planning purposes.

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 7 0010-Planning-USE - HUMAN REMAINS

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
  - i)A County Official is contacted.
  - ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:
  - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12                      0010-Planning-USE - UNANTICIPATED RESOURCES  
(cont.)

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

Planning. 13                      0010-Planning-USE - VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to CUP 3148R1 for APN 763-230-015 shall become null and void upon final approval of CUP 3731 by the County of Riverside.

Planning. 14                      Gen - Accessory Structures

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

Planning. 15                      Gen - ALUC Comments

Any new detention basins shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rain falls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Planning. 16                      Gen - Business Licensing

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

Planning. 17                      Gen - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 18                      Gen - Ceased Operations

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 18 Gen - Ceased Operations (cont.)

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

Planning. 19 Gen - MAINTAIN LICENSING

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

Planning. 20 Gen - Maximum Mobile Home Dwellings

A maximum of 40-mobile home dwelling units are allowed under this permit. All existing mobile home units currently existing prior to the approval of CUP 3731 shall be replaced in accordance with Exhibit P Construction Sequencing dated October 13, 2017.

Planning. 21 Gen - No Commercial MH Sales

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

Planning. 22 Gen - No RV Park/Tent Camping

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

#### Planning-All

Planning-All. 1 0010-Planning-All-USE - HOLD HARMLESS

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                      0010-Planning-All-USE - HOLD HARMLESS (cont.)  
 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 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.

### Transportation

Transportation. 1                      0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2                      0010-Transportation-USE - ENCROACHMENT PERMIT

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

Transportation. 3                      0010-Transportation-USE - STD INTRO (ORD 461)

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

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance 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.

Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied

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

060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.  
A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.  
If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.  
Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

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



Plan: CUP03731

Parcel: 763230015

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.)                      Not Satisfied

060 - BS-Grade. 8                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 9                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

BS-Plan Check

060 - BS-Plan Check. 1                      0060-BS-Plan Check-GP\* - BUILDING PERMITS                      Not Satisfied

BDE170005 has been issued to demolish the unpermitted community building. All buildings and modular units currently without permit shall be required to receive a building permit, and an approved final inspection from the building department prior to occupancy or use.

Fire

060 - Fire. 1                      Prior to grading                      Not Satisfied

Submit plans to the Fire Department for water and access approval prior to grading.

Planning

060 - Planning. 1                      0060-Planning-USE - CULTURAL PROF. / MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall conduct a record search at the Eastern Information Center, and develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 2                      0060-Planning-USE - NATIVE MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from Torres Martinez who will be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the Torres Martinez Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV

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60. Prior To Grading Permit Issuance

Planning

060 - Planning, 2                      0060-Planning-USE - NATIVE MONITOR (cont.)                      Not Satisfied

Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor. Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning, 3                      0060-Planning-USE - PALEO PRIMP & MONITOR                      Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  - 1.Description of the proposed site and planned grading operations.
  - 2.Description of the level of monitoring required for all earth-moving activities in the project area.
  - 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  - 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  - 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  - 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  - 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  - 8.Procedures and protocol for collecting and processing of samples and specimens.
  - 9.Fossil identification and curation procedures to be employed.
  - 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  - 11.All pertinent exhibits, maps and references.
  - 12.Procedures for reporting of findings.
  - 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-USE - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied

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

060 - Planning. 4                      Gen - Agency Clearance                      Not Satisfied

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 20, 2015 summarized as follows: Flood protection measures for local drainage shall comply with California Drainage Law.

Transportation

060 - Transportation. 1                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2                      0060-Transportation-USE - WATER QUALITY MGMT PLANS                      Not Satisfied

This project is located in the Whitewater watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R7-2013-0011 (Whitewater) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

The final WQMP shall address the following comments:

1. Since the applicant proposes to discharge stormwater into the existing agricultural tile drain system, a letter of acceptance by the owner/operator of the tile drain system shall be included in the Final WQMP for review.

2. The Final WQMP will be part of a final engineering package, including precise grading plans and a drainage report, that will show that overflow from the proposed retention basin will be safely discharged off-site. At this time the preliminary plans show the adjacent ground is 3 feet higher than the proposed overflow spillway elevation.

3. The Final WQMP will be part of a final engineering package that will address off-site run-on in accordance with the Guidance Document.

4. The Final WQMP will include complete operations and maintenance procedures in accordance with the Guidance Document

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-USE - PALEO MONITORING REPORT                      Not Satisfied

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-USE - PALEO MONITORING REPORT (cont.)                      Not Satisfied

**PRIOR TO GRADING FINAL:**

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 2                      0070-Planning-USE - PHASE IV REPORT                      Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - NO B/PMT W/O G/PMT                      Not Satisfied

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

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL                      Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

080 - E Health. 2                      0080-E Health-USE-SEWER AND WATER PLANS                      Not Satisfied

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2                      0080-E Health-USE-SEWER AND WATER PLANS (cont.)                      Not Satisfied  
On site sewer and water plans must be approved prior to issuance of building permits. On site sewer plans must indicate location of all existing septic systems to be abandoned under permit with Environmental Health.

Planning

080 - Planning. 1                      0080-Planning-USE - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 3                      Gen - Conform to Elevations                      Not Satisfied  
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

080 - Planning. 4                      Gen - Conform to Floor Plans                      Not Satisfied  
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 5                      Gen - Minimum Floor Area                      Not Satisfied  
All dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

Transportation

080 - Transportation. 1                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied  
maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 2                      0080-Transportation-IMPLEMENT WQMP                      Not Satisfied  
The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 3                      0080-Transportation-USE - DRAIN EASEMENT                      Not Satisfied  
The project proponent shall prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".

080 - Transportation. 4                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied  
A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4                      0080-Transportation-USE - LIGHTING PLAN (cont.)                      Not Satisfied

080 - Transportation. 5                      0080-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Shady Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

Sufficient public street right-of-way along Rulon Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

080 - Transportation. 6                      0080-Transportation-USE - TUMF                      Not Satisfied

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

080 - Transportation. 7                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-USE - BMP GPS COORDINATES                      Not Satisfied

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

090 - BS-Grade. 2                      0090-BS-Grade-USE - BMP REGISTRATION                      Not Satisfied

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

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL                      Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.)                      Not Satisfied  
accordance with the approved WQMP.  
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied  
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457:

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

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied  
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

E Health

090 - E Health. 1                      0090-E Health-USE-ABANDON ONSITE SEPTIC                      Not Satisfied  
Abandon all existing on-site wastewater sysetms (septic tanks, cesspools, etc) and connect to City of Coachella Sanitary sewer prior to final. Existing septic systems must be abandoned under permit with Environmental Health Department prior to final. Contact the Indio office at (760) 863-7570 for abandonment and permitting procedures.

090 - E Health. 2                      0090-E Health-USE-DISCONNECT ONSITE WATER                      Not Satisfied  
Disconnect from the existing public water system DBA Amezcua Garcia and connect to the City of Coachella water service prior to final. Any existing, onsite wells must be abandoned under permit with Environmental Health Department. Contact the Indio office at (760) 863-7570 for details.

090 - E Health. 3                      0090-E Health-USE-TITLE 25 PERMITS                      Not Satisfied  
Obtain all necessary Title 25 permits prior to occupancy.

Planning

090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING                      Not Satisfied  
A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING (cont.)                      Not Satisfied

permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      0090-Planning-USE - EXISTING STRUCTURES                      Not Satisfied

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

090 - Planning. 3                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied

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

090 - Planning. 4                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied

A minimum of five (5) guest parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety. In addition, each mobilehome space shall be provided with a minimum of two (2) parking spaces, which spaces may be tandem in design.

090 - Planning. 5                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

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

090 - Planning. 6                      Gen - Boundary Fencing                      Not Satisfied

A six (6) foot high masonry wall with drainage openings and/or gates shall be constructed along the northerly, southerly, westerly and easterly boundary of the Mobile Home Park prior to final building inspection of the first new Mobile Home Unit. The required fence shall be subject to the approval of the Building and Safety Department.

090 - Planning. 7                      Gen - Ord. No. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The amount of the fee for the mobile home park is based on the number of multiple family dwelling units is currently at \$3,187 per unit.

090 - Planning. 8                      Gen - Ord. No. 875 (CVMSHCP)                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder



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90. Prior to Building Final Inspection

Planning

090 - Planning. 8                      Gen - Ord. No. 875 (CVMSHCP) (cont.)                      Not Satisfied

shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3731 is calculated to be 5.00 acres.

090 - Planning. 9                      Gen - Roof Equipment Shielding                      Not Satisfied

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

090 - Planning. 10                      Gen - Trash Enclosure                      Not Satisfied

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

090 - Planning. 11                      Gen - Utilities Underground                      Not Satisfied

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

090 - Planning. 12                      Use - Skirt Around Mobile Unit                      Not Satisfied

The area between ground level and the floor of the mobilehomes) or commercial coach(s) (hereafter mobile unit) shall be screened from view by an opaque skirt or permanent engineered foundation entirely around and encircling the mobile unit(s).

Transportation

090 - Transportation. 1                      0090-Transportation-USE - DRIVEWAY                      Not Satisfied

The access driveway shall be designed and constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit "A" for Conditional Use Permit No. 3731, as approved by the Transportation Department.

090 - Transportation. 2                      0090-Transportation-USE - IMP PLANS                      Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 3                      0090-Transportation-USE - IMPROVEMENTS                      Not Satisfied

Shady Lane is a County maintained road and shall be improved with concrete curb and gutter and 5-foot wide concrete sidewalk located 20-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

Plan: CUP03731

Parcel: 763230015

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3                      0090-Transportation-USE - IMPROVEMENTS (cont.)                      Not Satisfied

090 - Transportation. 4                      0090-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Shady Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

Sufficient public street right-of-way along Rulon Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

090 - Transportation. 5                      0090-Transportation-USE - SIGNING & STRIPING                      Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 6                      0090-Transportation-USE - STREETLIGHTS INSTALL                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

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

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

090 - Transportation. 8                      0090-Transportation-USE STREETLIGHT AUTHORIZATION                      Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 9                      0090-Transportation-WQMP COMPLETION                      Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell, Jr., President - Div. 3  
Peter Nelson, Vice President - Div. 4  
G. Patrick O'Dowd - Div. 1  
Ed Pack - Div. 2  
Cástulo R. Estrada - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

November 20, 2015

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 060812-3  
PZ 15-6766

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Ct., Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

**Subject: CUP 3731, Shady Lane Mobile Home Park**

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

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

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

The project is located within the sphere of influence of the City of Coachella for the provision of domestic water and sanitation service.

Jay Olivas  
Riverside County Planning Department

2

November 20, 2015

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

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

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

Shady Lane Mobile Home Park  
PO Box 5479  
Irvine, CA 92697

RM: ms\Eng\Dev Svcs\2015\Nov\ORL Shady Lane PZ 15-6766.doc





CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

PHONE (760) 398-3502 • FAX (760) 398-8117 • WWW.COACHELLA.ORG

January 6, 2016

Carlos Garcia  
50083 Paseo Madrid  
Coachella, CA 92236  
(760) 899-2819

**SUBJECT: City of Coachella Water and Sewer Service Availability for APN No. 763-230-015  
54-596 Shady Lane, Thermal, CA 92274**

Dear Mr. Garcia

The City of Coachella Water Authority and Sanitary District will provide water and sewer services for property subject to the following conditions:

1. The applicant shall submit the improvement plans to the City of Coachella Utilities Department for review and approval.
2. The applicant shall pay the plan check fee and other applicable fees at the time of submittal of improvement plans. Sewer connection fees shall be paid in accordance with the City's fee schedule prevailing at the time of issuance of permit.
3. The services will be provided subject to the necessary approvals by other governmental agencies, if applicable.

Terms and conditions of this letter will be subject to review and revision if the construction for the project has not begun within 36 months of the issuance of this letter. If you have any questions, please contact the Utilities Department at (760) 501-8100.

Sincerely,

Maritza Martinez  
Public Works Director

cc: Jonathan Hoy, City Engineer  
Luis Lopez, Development Services Director

**Olivas, Jay**

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**From:** Rull, Paul  
**Sent:** Thursday, July 27, 2017 10:52 AM  
**To:** Olivas, Jay  
**Subject:** RE: CUP03731 Transmittal Form ALUC

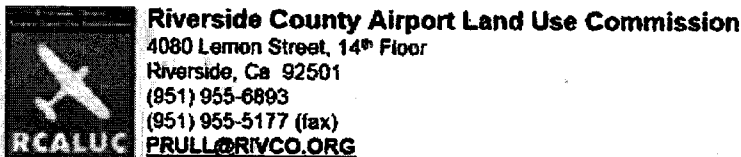
Hi Jay – I spoke with Simon regarding your project, and we are okay not reviewing the case at ALUC provided that planning incorporates our standard ALUC conditions regarding detention basins here:

Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Let me know if this works for you/applicant.

If you have any questions please feel free to contact me.

**Paul Rull**  
ALUC Urban Regional Planner IV



[www.rcaluc.org](http://www.rcaluc.org)

**From:** Olivas, Jay  
**Sent:** Wednesday, July 26, 2017 10:52 AM  
**To:** Rull, Paul <[PRull@RIVCO.ORG](mailto:PRull@RIVCO.ORG)>  
**Subject:** RE: CUP03731 Transmittal Form ALUC

**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council:	Thermal – Oasis Community Council	Address:	54-596 Shady Lane, Thermal, CA
Meeting date:	January 25, 2016	Cross streets:	Avenue 54
Project name:	Shady Lane Mobile Home Park	Parcel number(s):	763-230-015
Case number:	3731		

Advisory Action (number of votes):  4 Support  0 NOT Support  1 Abstain  1 Absent  Continue to

**Advisory Motion**

~~Proposed~~ motion ~~to~~ MARCO C.  
Bobby Secord  
Sergio O, and Sergio M in favor. Mike Wells Abstained

**Advisory Discussion, Comments and Recommendations**

(Who will own? Looking for a net profit to buy.)  
(What financing is in place?)  
\$250,000 for Sewer Design  
prop 84 from State

Currently 50 units, 35 occupied  
most of council suggested work done to date

Date: 1-25-16 Signature: 

Print name and title: Robert Melkasian Secretary

**Supervisor's Comments**

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.

# Thermal-Oasis Community Council Agenda

& County Service Area 125

6 p.m. Monday, January 25, 2016

Rummonds Senior Center 87229 Church Street, Thermal, CA 92274

1. Call to Order
2. Pledge of Allegiance/Roll Call
3. Approval of the Minutes – September 28, 2015 and November 16, 2015
4. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

**A. Action Item – Review and approval of Development Project: Shady Lane Mobilehome Park**

- a. Address: 54-596 Shady Lane, Thermal, 92274
- b. APN: 763-230-015
- c. Planning Case Numbers: Conditional Use Permit No. 3731  
Environmental Assessment No. 42842
- d. Status: Has been reviewed at the Technical Review Committee Meeting on November 12, 2015
- e. Zoning/General Plan: Controlled Development W-2-5/Medium High Density Residential MHDR
- f. Dwelling Units per Acre: 8
- g. Previous Name: Rancho Garcia Mobilehome Park
- h. Action: Will be required

i. Contact Information: Project Sponsor:  
Robert Solomon  
Shady Lane Mobilehome Park  
P.O. Box 5479  
Irvine, CA 92697  
(949) 824-9660  
RSolomon@law.uci.edu

APPROVED 4-1  
MIKE WELLS  
DISSENTING

Engineer:  
Robert Mainiero, P.E.  
P.O. Box 2410  
Palm Springs, CA 92263  
(760) 413-7127  
Psbob596@aol.com

5. **Continued Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

**A. Information Item - Airport Blvd Grade Separation Project update**

Riverside County Transportation - John Ashlock, 951-204-9195, [jashlock@rcitlma.org](mailto:jashlock@rcitlma.org)

- B. Action Item - Review and approval of 2016 Meeting Dates: March 28, May 23, September 26, and November 28**

**C. Information Item – Thermal Club Grant**

Maria G. Becerra, 760-863-8211, [mbecerra@rcbos.org](mailto:mbecerra@rcbos.org)

6. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.

A. Office of Supervisor John J. Benoit – Maria G. Becerra, 760-863-8211, [mbecerra@rcbos.org](mailto:mbecerra@rcbos.org)

B. Transportation Department - John Ashlock, 951-204-9195, [jashlock@rcitlma.org](mailto:jashlock@rcitlma.org)

C. Sheriff's Department – Lt. Johnny Rodriguez, 760-863-8784, [jrodrigu@riversidesheriff.org](mailto:jrodrigu@riversidesheriff.org)

D. California Highway Patrol – Officer Christopher Prietto, 760-772-8911, [cprietto@chp.ca.gov](mailto:cprietto@chp.ca.gov)



- E. CAL Fire – Captain David Rios, 760-399-5303, [rru.thermalstn@fire.ca.gov](mailto:rru.thermalstn@fire.ca.gov)
- F. Emergency Management Department – Jerry Hagen 951-955-4700, [Jerry.Hagen@fire.ca.gov](mailto:Jerry.Hagen@fire.ca.gov)
- G. Code Enforcement – Frank Mendez, 760-393-3344, [fmendez@rcfma.org](mailto:fmendez@rcfma.org)
- H. Desert Recreation District – Karina Rodriguez, 760-347-3484, [krdriguez@drd.us.com](mailto:krdriguez@drd.us.com)
- I. Other Departments -

**7. Public comments:**

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

**8. Agenda Items for next meeting**

**9. Adjourn meeting**

Mike Wells  
760-399-5007  
[mchillust@msr@hotmail.com](mailto:mchillust@msr@hotmail.com)

Sergio Duran, Chairperson  
760-578-0340  
[Seriiod57@yahoo.com](mailto:Seriiod57@yahoo.com)

Sergio Meza, Vice Chairperson  
760-609-7352  
[sepsircfree@yahoo.com](mailto:sepsircfree@yahoo.com)

Bobby Melkesian, Secretary  
760-485-1006  
[bobbympersonal@yahoo.com](mailto:bobbympersonal@yahoo.com)

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760-799-7142  
[Errios001@student.ucr.edu](mailto:Errios001@student.ucr.edu)

Marco Celedon  
760-449-5117  
[mcceledon@engineer.com](mailto:mcceledon@engineer.com)

Please visit Supervisor Benoit's Web site to access more information: [www.RivCo4.org](http://www.RivCo4.org)

If you would like to get agenda's and other important meeting information, please send your email address to Supervisor Benoit's liaison to Thermal-Oasis: Maria G. Becerra 760.863.8211 [mbecerra@rcbos.org](mailto:mbecerra@rcbos.org)

**CHP Non-Emergency Numbers**

24-hour non-emergency number for dispatch – (760) 772-8900

Business Office – (760) 772-8911