

**Olivas, Jay**

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**From:** Irma Leon <irma@leonslandscapinginc.com>  
**Sent:** Monday, April 16, 2018 11:41 AM  
**To:** Olivas, Jay  
**Subject:** Conditional use permit NO. 3731- Intent to Adopt a Negative Declaration

APN: 763-270-001

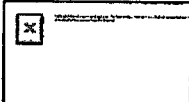
Hello Mr. Olivas:

My father received a notice of public hearing for a property he owns in Coachella. Would you be able to check if his property is affected by this permit.

**Owner:** Serafin Leon  
**Parcel Number:** 763270001-2  
**Property Address:** n/a  
**Legal Description:** Lot 5 MB 004/053 COACHELLA LAND & WATER CO

In the picture on the letter it seems like the improvements are across the street from his property.

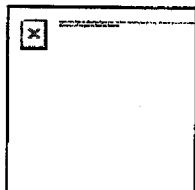
Thank you!  
Irma Sanchez Leon  
Leon's Landscaping and Tree Service, Inc.  
81500 Industrial Place  
Indio, CA 92201  
(760) 863-1884



*"If we could see the Miracle of a single flower clearly, our whole life would change" - Buddha*

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Please Consider the Environment Before Printing This Email



**Olivas, Jay**

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**From:** Sue Loftin <sloftin@loftinfirm.com>  
**Sent:** Tuesday, July 18, 2017 9:23 AM  
**To:** Juan Sanchez; Olivas, Jay  
**Cc:** Norberto Amezcua; bunnycamp54  
**Subject:** RE: Shady Lane (Garcia) MHP Application

Thanks for keeping me up to date on this.

L. Sue Loftin

**NOTICE OF VACATION: JULY 21 TO JULY 31. I WILL BE OUT OF THE COUNTRY**

The Loftin Firm, P.C.

5760 Fleet Street, Suite 110

**The office will be closed Friday, August 4, 2017 commencing at noon.**

Carlsbad, CA 92008

(w) 760-431-2111

(p) 760-444-4040

(f) 760-431-2003

**Sloftin@loftinfirm.com**

***This email is confidential. If you receive this email in error, please delete it. The information and/or response contained in this email is not intended to provide legal opinions or complete responses. If you require a legal opinion, please request the same. Otherwise, use any information, legal or otherwise, and/or response with caution.***

**From:** Juan Sanchez [mailto:jms.engineer@gmail.com]

**Sent:** Monday, July 17, 2017 6:01 PM

**To:** Olivas, Jay <jolivas@rctlma.org>

**Cc:** Norberto Amezcua <NAmezcua@iwpusa.com>; bunnycamp54 <bunnycamp54@yahoo.com>; Sue Loftin <sloftin@loftinfirm.com>

**Subject:** Fwd: Shady Lane (Garcia) MHP Application

Jay,

I have not heard back and I would like to follow up with whatever questions you can respond to as I have a meeting with the City of Coachella in the next days regarding sewer and water service to the Amezcua MHP.

We will await your response to some or all of these issues.

thanks,

Manny

JMS Engineers

760-413-6093

----- Forwarded message -----

**From:** Juan Sanchez <jms.engineer@gmail.com>

**Date:** Tue, Jun 27, 2017 at 3:32 PM

**Subject:** Re: Shady Lane (Garcia) MHP Application

**To:** "Olivas, Jay" <JOLIVAS@rivco.org>

**Olivas, Jay**

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**From:** Juan Sanchez <jms.engineer@gmail.com>  
**Sent:** Tuesday, June 27, 2017 3:33 PM  
**To:** Olivas, Jay  
**Cc:** Norberto Amezcua; NAS; bunnycamp54  
**Subject:** Re: Shady Lane (Garcia) MHP Application

Jay

Thanks for getting back to us regarding the Shady Lane MHP CUP application.

You have answered the first question and that is has the CUP had its public hearing.

Follow up questions would be are there any issues that would affect the Amezcua MHP just north of Shady Lane MHP?

Also issues that may apply to the Amezcua MHP regarding their going forward with a somewhat similar CUP application?

One of the reasons I have asked about status is because I recall an email from about 18-24 months or so ago where approval of the CUP for

Shady Lane was anticipated to be complete by 3 months later. That time line has come and gone although my experience is that some

things do not move as quickly as one would hope.

Can you share the proposed or tentative Conditions of Approval? Or is there a link that we can access to keep us abreast of the progress

without having to take up your time? Can you provide the CUP application number for further reference?

Lastly are there any issues with respect to public sanitary sewer and potable water being provided to the site?

Thank you for your attention.

Manny Sanchez, PE

JMS Engineers, Inc

760-413-6093

On Mon, Jun 26, 2017 at 5:37 PM, Olivas, Jay <[JOLIVAS@rivco.org](mailto:JOLIVAS@rivco.org)> wrote:

Is there a list of questions or comments that can be provided to me via email?

There has been no hearing date scheduled yet, but getting closer to resolving proposed CUP application, thanks for inquires

Jay T. Olivas

Urban Regional Planner IV

Planning Department, County of Riverside

77-588 El Duna Court, Suite H

To whom it may concern

my is Richard Archuleta I am the owner  
of 54510 Tyler St. Thermal ca. 92274,  
with the airport in Thermal going the  
Right Direction why would we want a  
Mobile Home Park to De Value our properties.  
The Mobile Home Park that is on Shady Lane  
is a Disaster. Vote NO NO

Permit # 3731

EA 42842 Applicant

R. Archuleta

760-398-0200 or 760-275-9954

4-18-18

COPY

2018-4-189480



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

November 16, 2015

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03731)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Coachella Valley area of Riverside County. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

Conditional Use Permit proposes to re-permit existing 40 space mobile home park (MHP) with typical space sizes of 3,605 square feet along with existing community room building and a tot lot. The existing MHP site contains cul-de-sac driveway access to be asphalted along with new retention basins and approximately 1,900 cubic yards of grading. Additionally, the site proposes to connect to water and sewer lines from approximately 1,485 feet to Avenue 54 located in the City of Coachella. APN: 763-230-015. Related Cases: CUP03148, CUP03148R1, CUP03149

Sincerely,

PLANNING DEPARTMENT

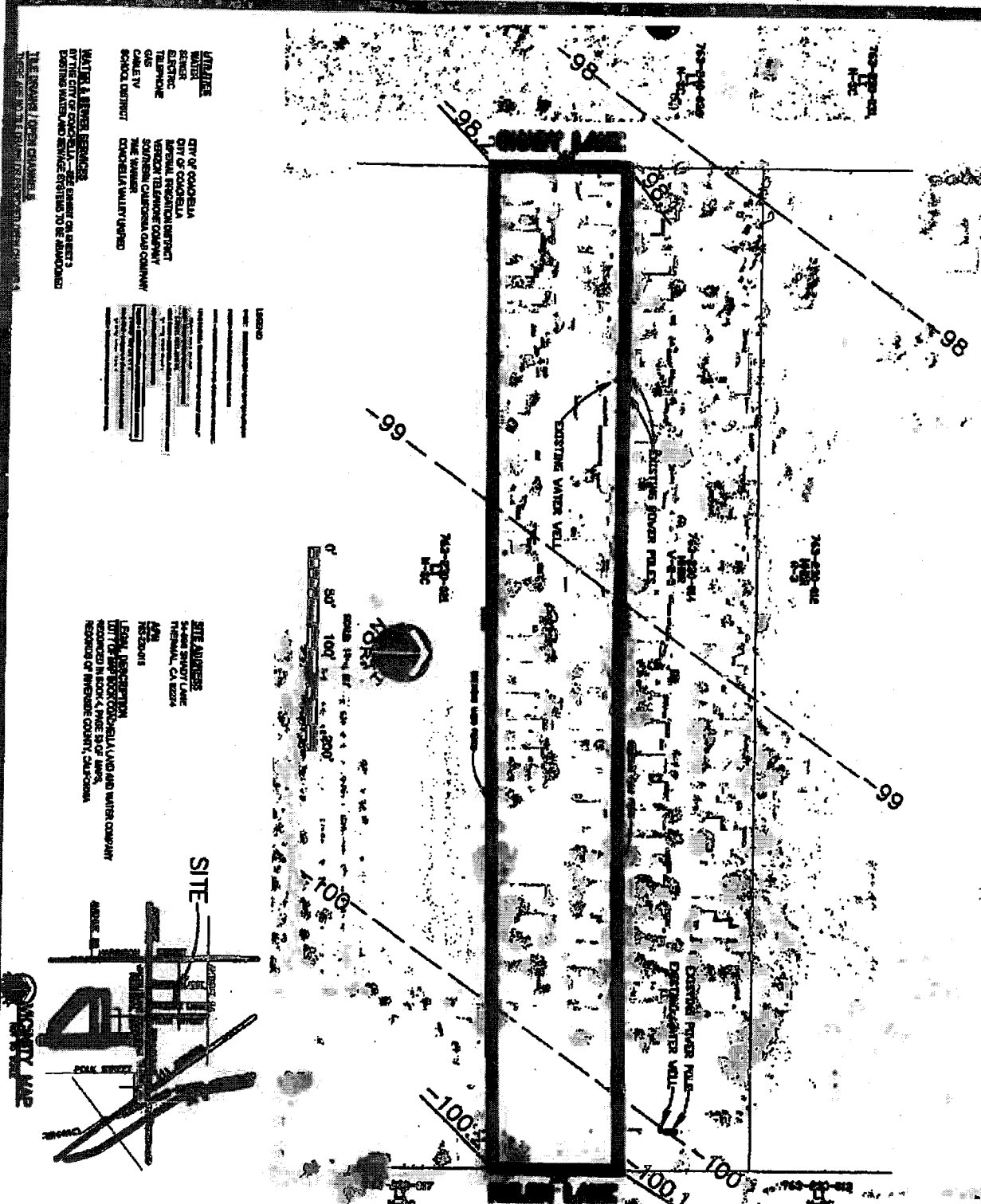
Heather Thomson, Archaeologist

email cc: Jay Olivas, Project Planner, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map

**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

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



**GENERAL NOTES:**

- 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
- 2. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COACHELLA UTILITIES DEPARTMENT SPECIFICATIONS.
- 3. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE.
- 4. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- 5. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GAS CODE.
- 6. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 7. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
- 8. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
- 9. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
- 10. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE.
- 11. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA HEALTH CARE CODE.
- 12. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA EDUCATION CODE.
- 13. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE.
- 14. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT.
- 15. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA REAL PROPERTY LAW.
- 16. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER CODE.
- 17. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WASTE MANAGEMENT ACT.
- 18. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA AIR RESOURCES ACT.
- 19. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CLIMATE CHANGE ACT.
- 20. THE PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA SUSTAINABLE DEVELOPMENT ACT.

**LEGEND:**

- 1. EXISTING UTILITIES
- 2. PROPOSED UTILITIES
- 3. PROPOSED UTILITIES TO BE REMOVED
- 4. PROPOSED UTILITIES TO BE RELOCATED
- 5. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE
- 6. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE
- 7. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GAS CODE
- 8. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE
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- 21. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CLIMATE CHANGE ACT
- 22. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA SUSTAINABLE DEVELOPMENT ACT

**SITE ADDRESS:**  
 5448 SHOOT LAKE  
 THERMAL, CA 92576

**LEGAL DESCRIPTION:**  
 LOT 10, TRACT 100, COACHELLA LAND AND WATER COMPANY  
 REZONED IN 2004 & INCE 2007 MAP  
 RECORD OF INTEREST COUNTY, CALIFORNIA

**WATER & SEWER SERVICES:**  
 CITY OF COACHELLA  
 CITY OF COACHELLA  
 VERDE REGIONAL DISTRICT  
 VERDE TELEPHONE COMPANY  
 SOUTHERN CALIFORNIA GAS COMPANY  
 CAL ETV  
 THE WIREMAN  
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

**PREPARED BY:**  
 JACOBUS & ASSOCIATES  
 11500 N. GARDEN AVENUE, SUITE 100  
 THERMAL, CA 92576  
 TEL: (951) 261-1100  
 FAX: (951) 261-1101  
 WWW.JACOBUS.COM

CASE: CUP03731  
 EXHIBIT A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. OLIVAS

CONDITONAL USE PERMIT  
 NO. 2015-001  
 AUGUST 2015

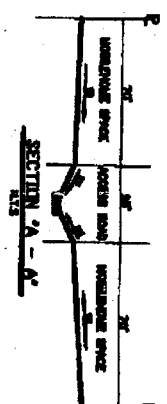
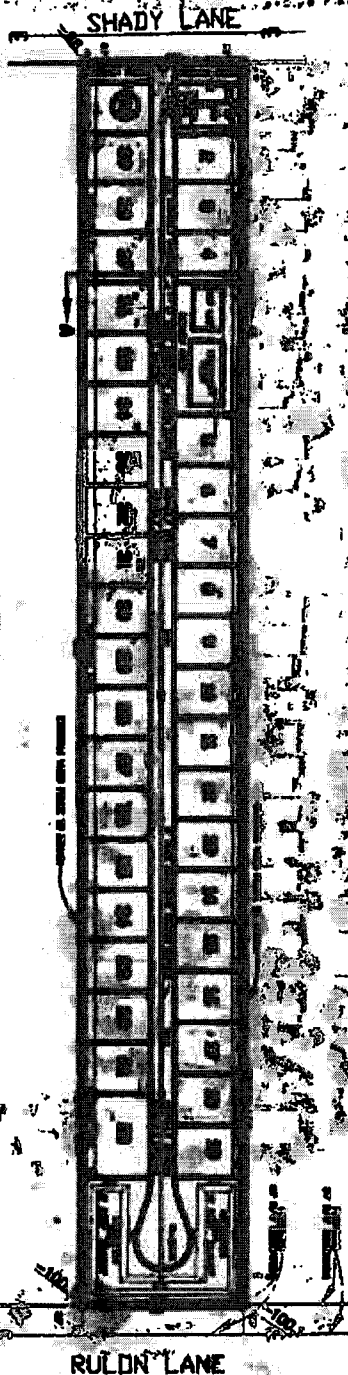
APPLICANT: SHADY LANE DEVELOPMENT, LLC  
 11111 SHADY LANE, SUITE 100  
 SAN ANTONIO, TX 78240

OWNER: CITY OF CONCEPCION  
 11111 SHADY LANE, SUITE 100  
 SAN ANTONIO, TX 78240  
 PROJECT MANAGER: J. OLIVAS  
 PROJECT NUMBER: CUP03731

APPLICANT: SHADY LANE DEVELOPMENT, LLC  
 11111 SHADY LANE, SUITE 100  
 SAN ANTONIO, TX 78240

PREPARED BY: J. OLIVAS  
 DATE: 11/12/15

PROJECT: SHADY LANE DEVELOPMENT  
 11111 SHADY LANE, SUITE 100  
 SAN ANTONIO, TX 78240



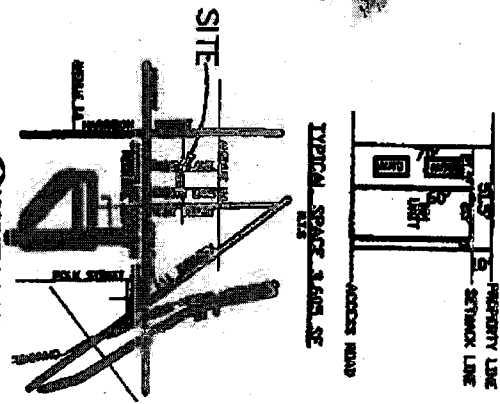
- NOTES
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED, IF POSSIBLE.
  2. ALL EXISTING UTILITIES SHALL BE MAINTAINED.
  3. EXISTING UTILITIES TO BE MAINTAINED.
  4. NEW UTILITIES SHALL BE MAINTAINED TO CITY OF CONCEPCION.
  5. NEW UTILITIES SHALL BE CONNECTED TO CITY OF CONCEPCION.

SITE ADDRESS  
 11111 SHADY LANE  
 SAN ANTONIO, TX 78240  
 APPLICANT  
 SHADY LANE DEVELOPMENT, LLC  
 11111 SHADY LANE, SUITE 100  
 SAN ANTONIO, TX 78240  
 RECORDS OF DEEDS COUNTY, SAN ANTONIO, TEXAS

UTILITIES

WATER (760) 571-4141  
 ELECTRIC (760) 571-4141  
 TELEPHONE (760) 571-4141  
 GAS (760) 571-4141  
 CABLE TV (760) 571-4141  
 SMOKE ALARMS (760) 571-4141

CITY OF CONCEPCION  
 11111 SHADY LANE, SUITE 100  
 SAN ANTONIO, TX 78240  
 PROJECT MANAGER: J. OLIVAS  
 PROJECT NUMBER: CUP03731  
 CONTACT: J. OLIVAS  
 (760) 571-4141



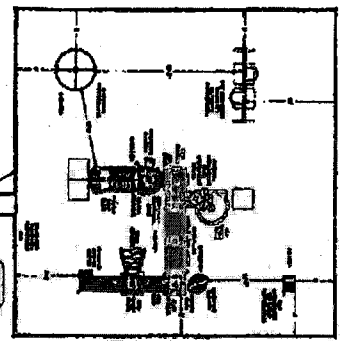
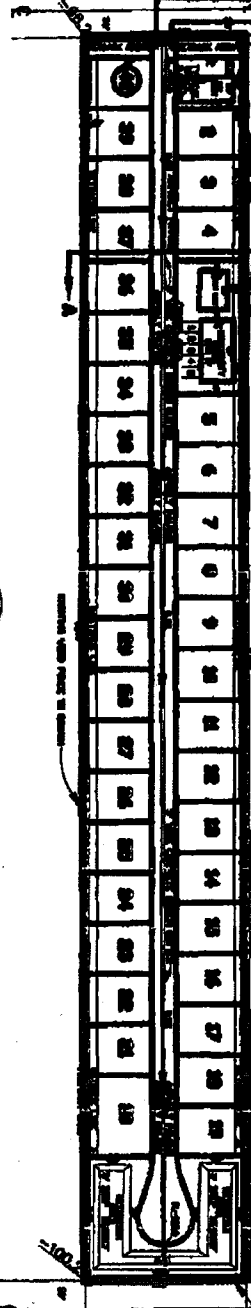
PROPOSED BASE

UNOFFICIAL  
**EXHIBIT: A (SHEETS 1-4)**  
 DATE: November 12, 2015  
 PLANNER: J. Olivas

**CITY OF COACHELLA**  
 WATER & SEWER SERVICES

AVENUE 54

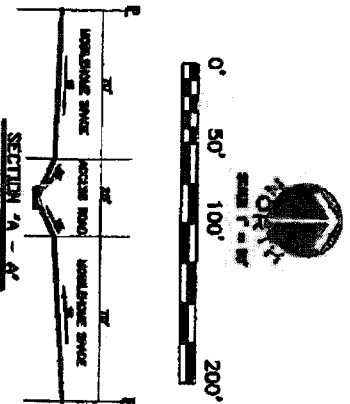
SHADY LANE



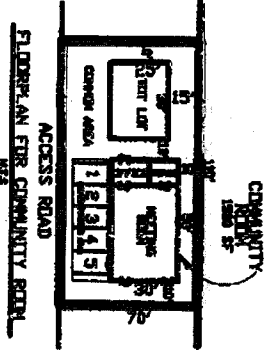
**PROJECT DESCRIPTION**  
 This project consists of the construction of a new 30-unit residential building located at the intersection of Shady Lane and Ruldin Lane in Coachella, California. The building will be a single-story structure with a total area of approximately 10,000 square feet. The units are numbered 1 through 30. The project includes the installation of water and sewer service lines, as well as the construction of a community room and an access road. The site is currently vacant and is zoned for residential use. The project is being developed by [Developer Name]. The project is subject to the City of Coachella's zoning and building codes. The project is being developed in accordance with the City of Coachella's Comprehensive Zoning Ordinance and the California Building Code. The project is being developed in accordance with the City of Coachella's General Plan and the California Environmental Quality Act (CEQA). The project is being developed in accordance with the City of Coachella's Sustainable Communities Act (SCA). The project is being developed in accordance with the City of Coachella's Climate Change Action Plan. The project is being developed in accordance with the City of Coachella's Air Quality Management Plan (AQMP). The project is being developed in accordance with the City of Coachella's Noise Abatement and Control Ordinance. The project is being developed in accordance with the City of Coachella's Open Space Ordinance. The project is being developed in accordance with the City of Coachella's Parks and Recreation Ordinance. The project is being developed in accordance with the City of Coachella's Public Works Ordinance. The project is being developed in accordance with the City of Coachella's Public Safety Ordinance. The project is being developed in accordance with the City of Coachella's Public Utilities Ordinance. The project is being developed in accordance with the City of Coachella's Public Works Ordinance. The project is being developed in accordance with the City of Coachella's Public Safety Ordinance. The project is being developed in accordance with the City of Coachella's Public Utilities Ordinance.

**PROPOSED STREET SECTION - SHADY LANE**

- UTILITIES**
- WATER: CITY OF COACHELLA (760) 921-4800
  - SEWER: CITY OF COACHELLA (760) 921-4800
  - ELECTRIC: MICHIGAN IRRIGATION DISTRICT (760) 921-4800
  - TELEPHONE: VERIZON TELEPHONE COMPANY (760) 921-4800
  - CABLE TV: BOUTHERN CALIFORNIA GAS COMPANY (760) 921-4800
  - SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (760) 921-4800



- NOTES**
1. ALL EXISTING UTILITIES TO BE SHOWN, IF POSSIBLE.
  2. ALL EXISTING SEPTIC SYSTEMS TO BE ABANDONED.
  3. EXISTING WELL TO BE ABANDONED.
  4. NEW SEWER SYSTEM TO CONNECT TO CITY OF COACHELLA.
  5. NEW WATER SERVICE TO CONNECT TO CITY OF COACHELLA.



**SITE ADDRESS**  
 5425 SHADY LANE  
 COACHELLA, CA 92224

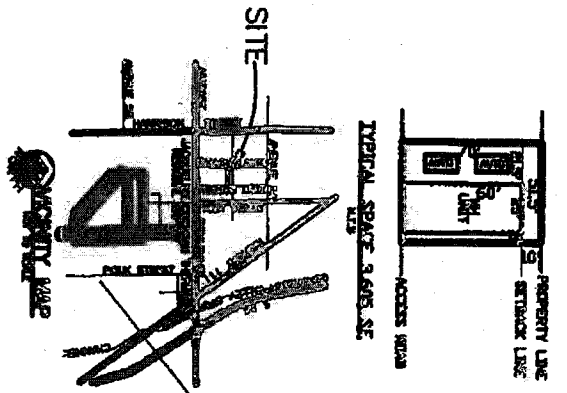
**LEGAL DESCRIPTION**  
 PART OF UNDIVIDED COACHELLA LAND AND WATER COMPANY  
 RECORDED IN BOOK 4, PAGE 51 OF MAP  
 RECORDED IN MARICOPA COUNTY, CALIFORNIA

RULDIN LANE

**CONDITIONAL USE PERMIT**  
 NO. \_\_\_\_\_  
 AUGUST 2015

**OWNER**  
 [Owner Name]  
 [Address]  
 [City, State, Zip]  
 [Phone Number]  
 [Email Address]

**DESIGNER**  
 [Designer Name]  
 [Address]  
 [City, State, Zip]  
 [Phone Number]  
 [Email Address]





CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT NO. AUGUST 2015

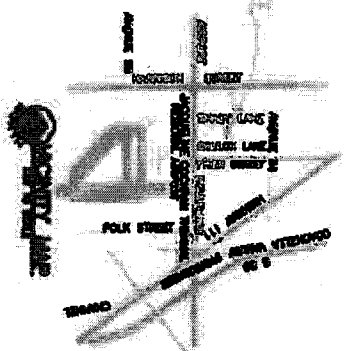
APPLICANT: J. OLIVAS

OWNER: J. OLIVAS, 11111 S. 111th St., Suite 1, Omaha, NE 68148  
PROJECT: CONSTRUCTION OF A 10,000 SQ FT COMMERCIAL BUILDING FOR USE AS A RETAIL STORE  
PROJECT OWNER: J. OLIVAS  
PROJECT ADDRESS: 11111 S. 111th St., Suite 1, Omaha, NE 68148  
PROJECT CONTACT: J. OLIVAS  
PHONE: 402.491.1111  
FAX: 402.491.1111  
PROJECT CONTACT ADDRESS: 11111 S. 111th St., Suite 1, Omaha, NE 68148  
PROJECT CONTACT PHONE: 402.491.1111  
PROJECT CONTACT FAX: 402.491.1111  
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PROJECT CONTACT FAX: 402.491.1111



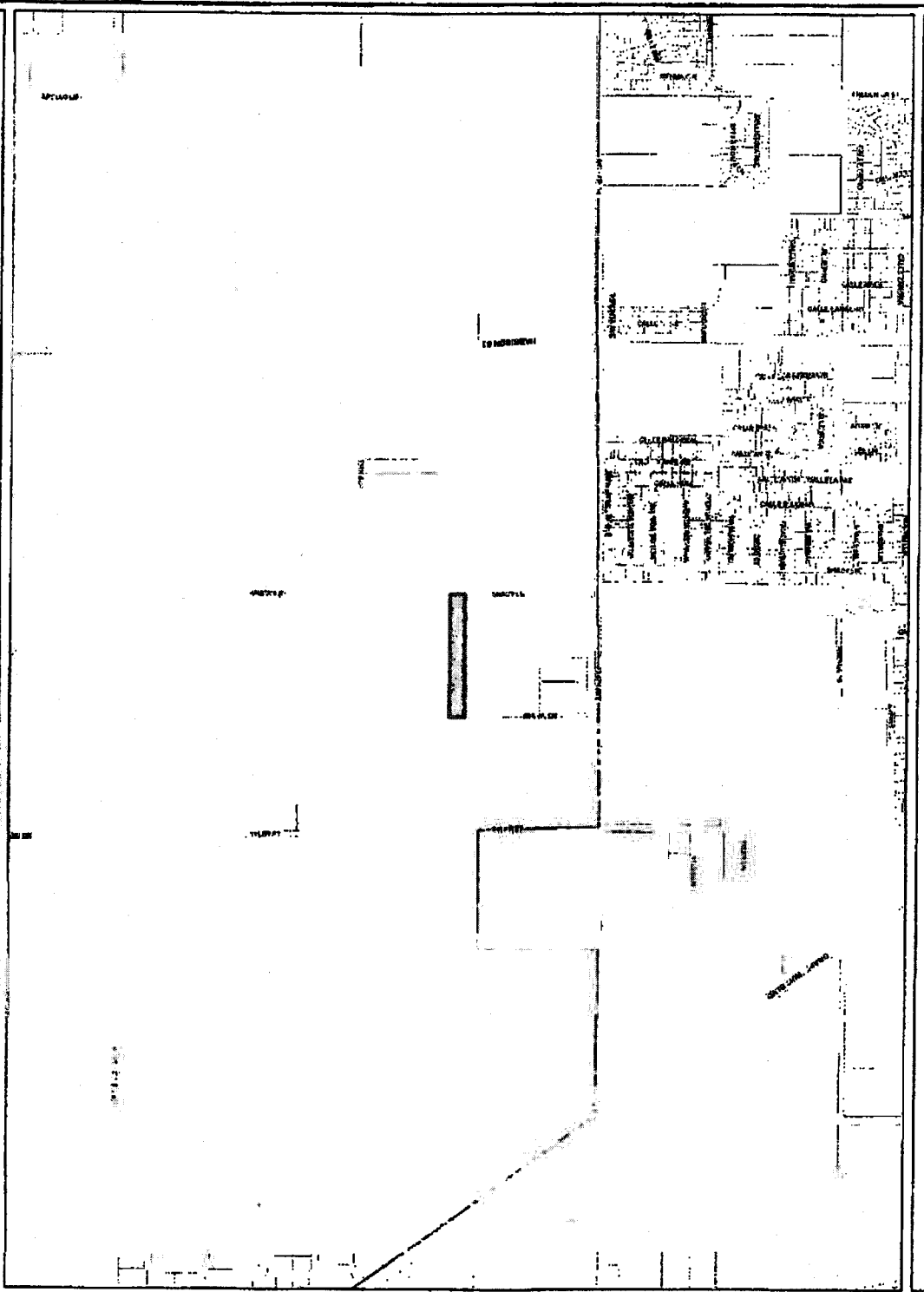
CASE: CUP03731  
EXHIBIT: A (SHEETS 1-4)  
DATE: November 12, 2015  
PLANNER: J. Olivas

SITE ADDRESS:  
11111 S. 111th St., Suite 1  
OMAHA, NE 68148



PREPARED BY: J. OLIVAS

CUP03731



0 2,000 4,000 Feet



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

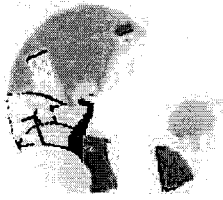
© Riverside County TMA GIS



Legend

- Display Parcels
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFTRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 16, 2015

Pattie Garcia-Plotkin  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03731)**

Dear Ms. Garcia-Plotkin:

This serves to notify you of a proposed project located within the Coachella Valley area of Riverside County. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Jay Olivas, Project Planner; [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map

**CASE: CUP03731**  
**EXHIBIT: A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Olivas**

**CONDITIONAL USE PERMIT NO.**

ADJUST 2015



**APPLICANT:**  
 WINTER  
 ELECTRIC  
 TELEPHONE  
 COMPANY  
 1001 E. 10TH STREET  
 CONCORD, CALIFORNIA 94520

**APPROVED BY:**  
 CITY OF CONCORD  
 PUBLIC UTILITIES DEPARTMENT  
 1001 E. 10TH STREET  
 CONCORD, CALIFORNIA 94520

**DATE:**  
 11/12/15

**PROJECT ADDRESS:**  
 4400 SHAW LANE  
 THIRDMAR, CA 94524

**PROJECT TYPE:**  
 REPAIRS TO EXISTING WATER AND POWER LINES

NO.	DESCRIPTION
1	EXISTING WATER WELL
2	EXISTING POWER POLES
3	EXISTING POWER POLES
4	EXISTING POWER POLES
5	EXISTING POWER POLES
6	EXISTING POWER POLES
7	EXISTING POWER POLES
8	EXISTING POWER POLES
9	EXISTING POWER POLES
10	EXISTING POWER POLES
11	EXISTING POWER POLES
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17	EXISTING POWER POLES
18	EXISTING POWER POLES
19	EXISTING POWER POLES
20	EXISTING POWER POLES

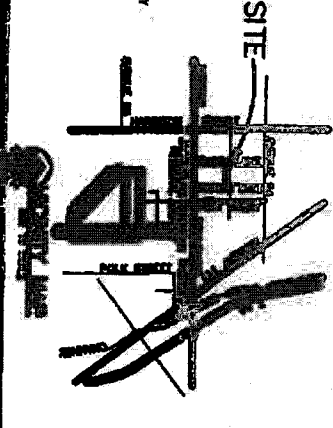
**APPLICANT:**  
 WINTER  
 ELECTRIC  
 TELEPHONE  
 COMPANY  
 1001 E. 10TH STREET  
 CONCORD, CALIFORNIA 94520

**APPROVED BY:**  
 CITY OF CONCORD  
 PUBLIC UTILITIES DEPARTMENT  
 1001 E. 10TH STREET  
 CONCORD, CALIFORNIA 94520

**DATE:**  
 11/12/15

**PROJECT ADDRESS:**  
 4400 SHAW LANE  
 THIRDMAR, CA 94524

**PROJECT TYPE:**  
 REPAIRS TO EXISTING WATER AND POWER LINES



**APPLICANT:**  
 WINTER  
 ELECTRIC  
 TELEPHONE  
 COMPANY  
 1001 E. 10TH STREET  
 CONCORD, CALIFORNIA 94520

**APPROVED BY:**  
 CITY OF CONCORD  
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 1001 E. 10TH STREET  
 CONCORD, CALIFORNIA 94520

**DATE:**  
 11/12/15

**PROJECT ADDRESS:**  
 4400 SHAW LANE  
 THIRDMAR, CA 94524

**PROJECT TYPE:**  
 REPAIRS TO EXISTING WATER AND POWER LINES

**EXISTING BASE SHEET 1-A SHEET**

CASE: LUPUS/JT  
 EXHIBIT-A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. Olivas

**CONDITIONAL USE PERMIT**  
**NO.**

ISSUED: AUGUST 2015

PROJECT: COUNCILMAN'S OFFICE  
 1400 SHADY LANE, SUITE 1  
 PALM SPRINGS, CA 92264  
 TELEPHONE: (951) 325-1501 FAX: (951) 325-1501  
 WWW.COUNCILMAN.COM  
 PROPERTY OWNER: COUNCILMAN'S OFFICE  
 ARCHITECT: COUNCILMAN'S OFFICE  
 ENGINEER: COUNCILMAN'S OFFICE  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 1400 SHADY LANE, SUITE 1  
 PALM SPRINGS, CA 92264  
 TELEPHONE: (951) 325-1501 FAX: (951) 325-1501  
 WWW.COUNCILMAN.COM

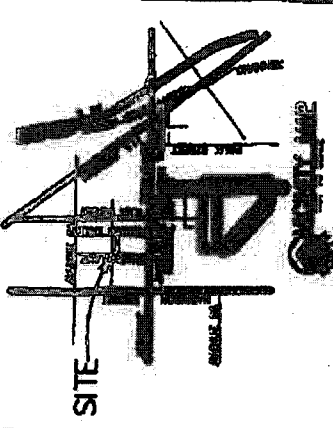
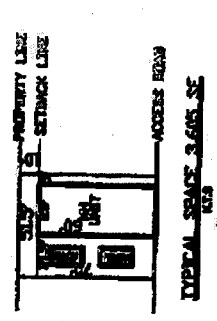
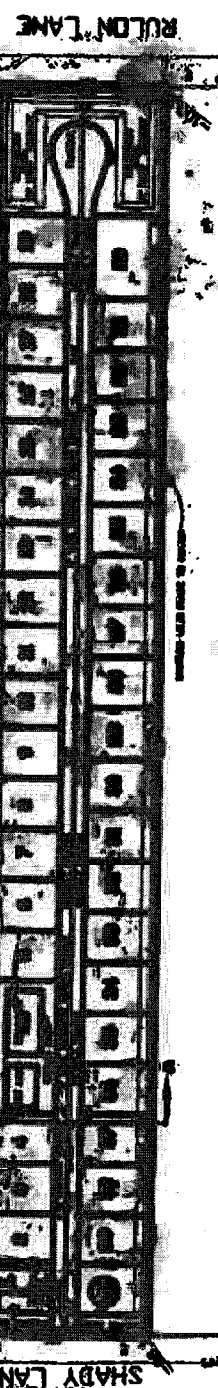
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 1400 SHADY LANE, SUITE 1  
 PALM SPRINGS, CA 92264  
 TELEPHONE: (951) 325-1501 FAX: (951) 325-1501  
 WWW.COUNCILMAN.COM



PROPOSED BASE

SHADY LANE

RULON LANE

SECTION A-A  
 NOTES:

1. ALL EXISTING UTILITY LINES TO BE SHOWN, IF POSSIBLE.
2. ALL EXISTING SEPTIC SYSTEMS TO BE ANNOTED.
3. EXISTING WELL TO BE ANNOTED.
4. NEW FIBER SYSTEM TO CONNECT TO CITY OF COACHELLA.
5. NEW WATER SYSTEM TO CONNECT TO CITY OF COACHELLA.

CITY OF COACHELLA  
 CITY OF COACHELLA  
 IMPERIAL BRANCH DISTRICT  
 VERIZON TELEPHONE COMPANY  
 SOUTHERN CALIFORNIA GAS COMPANY  
 TEL: WATER  
 COACHELLA VALLEY UNIFIED

(951) 325-1500  
 (951) 325-1501  
 (951) 325-1501  
 (951) 325-1501  
 (951) 325-1501  
 (951) 325-1501

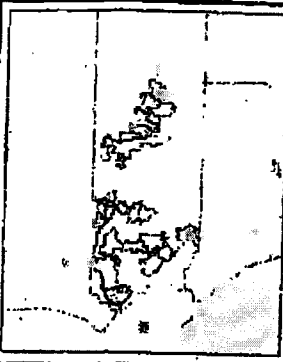
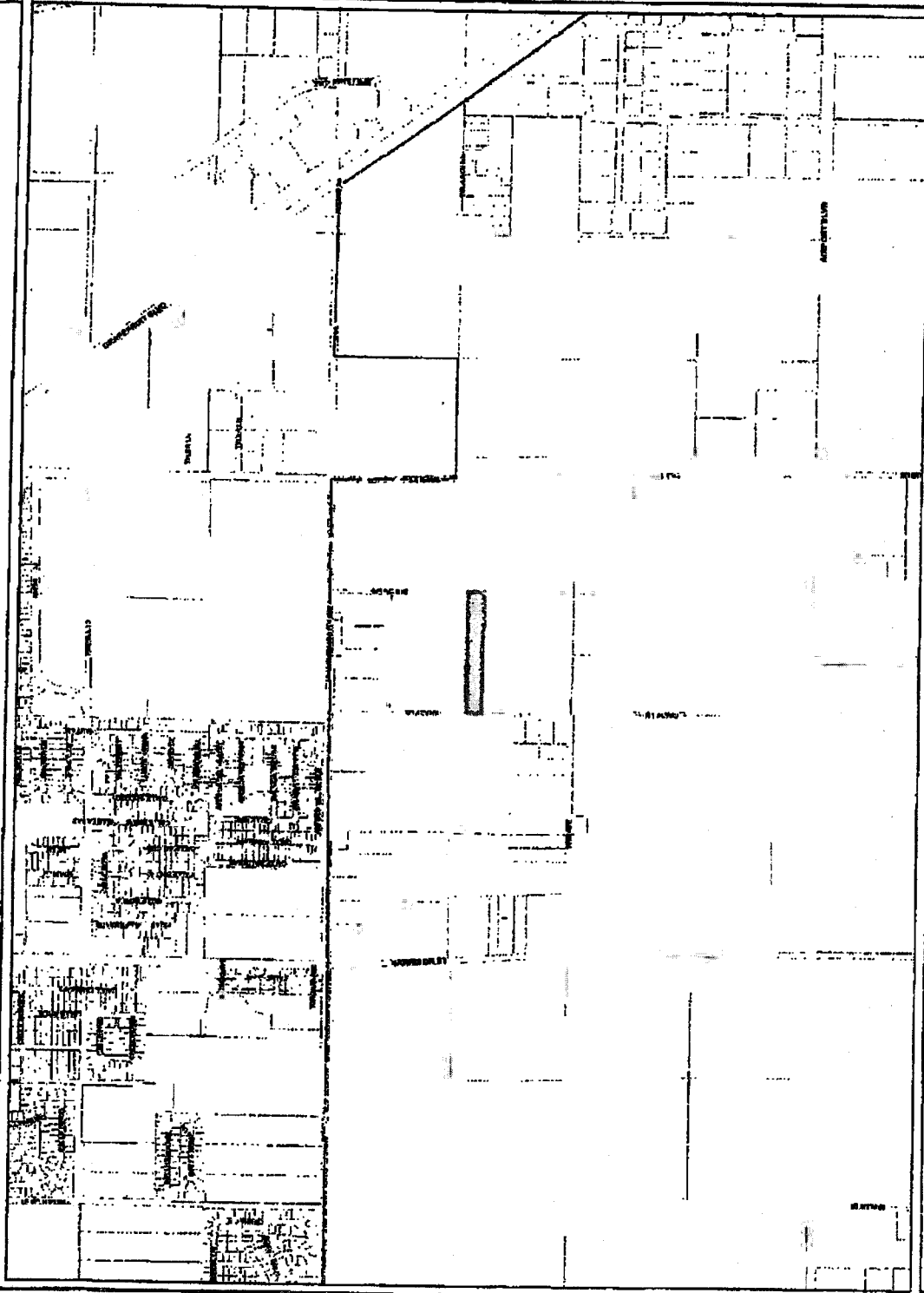
UTILITY: WATER, SEWER, ELECTRIC, TELEPHONE, GAS, CABLE TV, SCHOOL DISTRICT

SITE ADDRESS: 1400 SHADY LANE, THERMAL, CA 92584  
 AN: 1400-04  
 LEGAL DESCRIPTION: LOT 10 OF MAP 1000, COACHELLA AND WATER COMPANY, RECORDED IN BOOK 1, PAGE 81 OF MAPS, RECORDS OF IMPERIAL COUNTY, CALIFORNIA





CUP03731



- Legend**
- Display Parcels
  - roads
  - highways
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cities
  - hydrography
  - waterbodies
  - Lake
  - River

Notes

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



0 2,000 4,000 Feet



REPORT PRINTED ON... 11/14/2015 7:47:54 PM

© Riverside County TUMA GIS





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

February 18, 2016

Torres Martinez Desert Cahuilla Indians  
Michael Miralez, Cultural resource Coordinator  
P.O. Box 1160  
Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03731)**

Dear Mr. Miralez:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**CONDITIONAL USE PERMIT NO. 3731 – EA42842 – Applicant: Shady Lane Mobile Home Park – Engineer/Representative: Robert Mainiero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: North of Airport Boulevard, south of Avenue 54, east of Shady Lane – 5.0 Acres - Zoning: Controlled Development Areas – 5 Acre Minimum (W-2-5) –**

**REQUEST: Conditional Use Permit proposes to re-permit existing 40 space mobile home park (MHP) with typical space sizes of 3,605 square feet along with existing community room building and a tot lot. The existing MHP site contains cul-de-sac driveway access to be asphalted along with new retention basins and approximately 1,900 cubic yards of grading. Additionally, the site proposes to connect to water and sewer lines from approximately 1,485 feet to Avenue 54 located in the City of Coachella. APN: 763-230-015. Related Cases: CUP03148, CUP03148R1, CUP03149**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: [jolivas@rctlma.org](mailto:jolivas@rctlma.org)  
Attachment: Project Vicinity Map

CASE: CUP03731  
 EXHIBIT: A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. Olivas

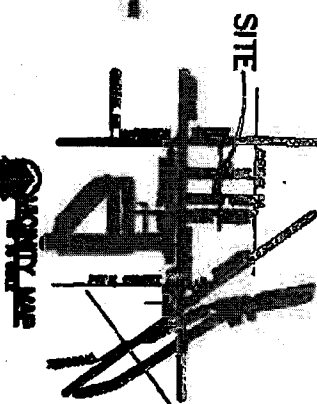
CONDITIONAL USE PERMIT  
 NO. \_\_\_\_\_  
 AUGUST 2015



**PREPARED BY:**  
 CITY OF CONCORDIA  
 CIVIL ENGINEERING  
 1000 WEST 10TH STREET  
 CONCORDIA, ONTARIO L4G 1G7  
 TEL: (905) 305-1000  
 FAX: (905) 305-1001  
 WWW.CITYOFCONCORDIA.CA

**DATE:** \_\_\_\_\_  
**SCALE:** \_\_\_\_\_

**THE ADDRESS:**  
 84-88 BRADY LANE  
 MISSISSAUGA, ONTARIO L4V 1R7  
 (905) 874-4141



**EXISTING BASE:** \_\_\_\_\_  
**EXISTING BASE:** \_\_\_\_\_

**NOTICE:** This Conditional Use Permit is issued on the condition that the applicant shall comply with all the conditions set out in this permit and shall be responsible for obtaining all necessary approvals from the relevant authorities.

**APPLICANT:** \_\_\_\_\_

**PREPARED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

**THE ADDRESS:** \_\_\_\_\_

**EXISTING BASE:** \_\_\_\_\_

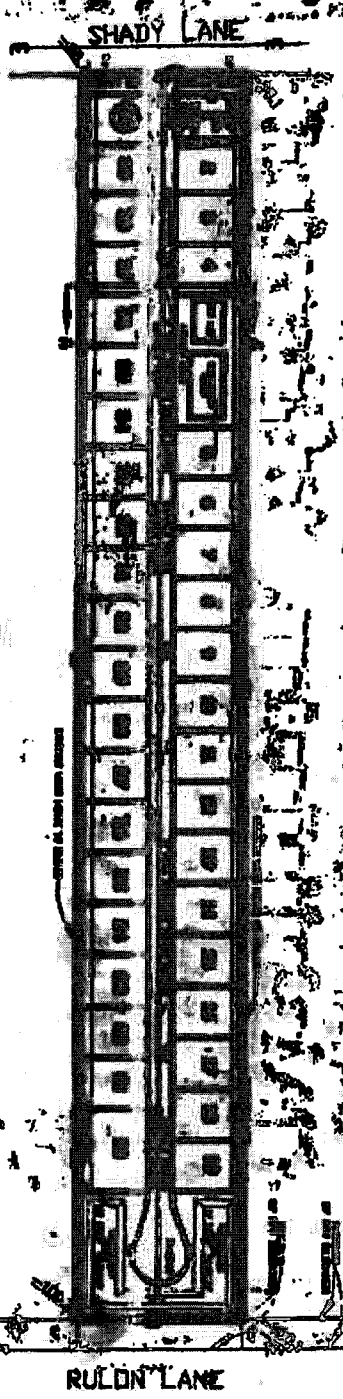
**EXISTING BASE:** \_\_\_\_\_

CASE: CUR/US/31  
 EXHIBIT A (SHEETS 1-4)  
 DATE: November 12, 2015  
 PLANNER: J. Olivas

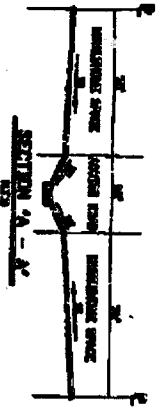
**CONDITIONAL USE PERMIT**  
 NO. \_\_\_\_\_

ALBUQUERQUE, NEW MEXICO  
 AUGUST 2015

FOR THE CITY OF ALBUQUERQUE, NEW MEXICO  
 CITY ENGINEER  
 CITY PLANNING DEPARTMENT  
 200 SOUTH GARDEN AVENUE  
 ALBUQUERQUE, NEW MEXICO 87102  
 (505) 765-1000

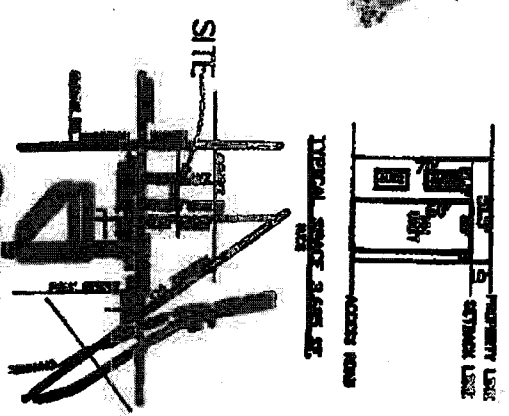


- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD, IF POSSIBLE.
  2. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD, IF POSSIBLE.
  3. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD, IF POSSIBLE.
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  5. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD, IF POSSIBLE.
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  7. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD, IF POSSIBLE.
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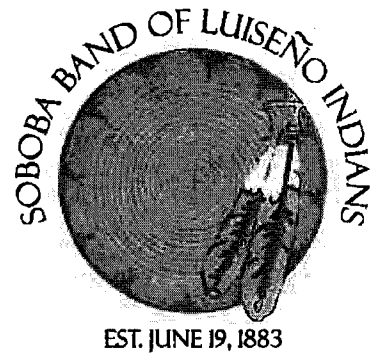
FOR THE CITY OF ALBUQUERQUE, NEW MEXICO  
 CITY ENGINEER  
 CITY PLANNING DEPARTMENT  
 200 SOUTH GARDEN AVENUE  
 ALBUQUERQUE, NEW MEXICO 87102  
 (505) 765-1000



PROPOSED BASE

December 14, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; CUP03731**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Torrez Martinez Desert Cahuilla Indians who are in closer proximity to the project. Michael Mirelez, Cultural Resource Coordinator, for the Torres Martinez Desert Cahuilla Indians may be reached at 760-534-2790. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

**EXHIBIT-A (SHEETS 1-4)**  
**DATE: November 12, 2015**  
**PLANNER: J. Oltvas**

**CITY OF CONACHELLA**  
**WATER & SEWER SERVICES**

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

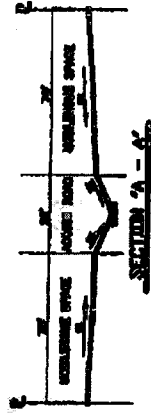
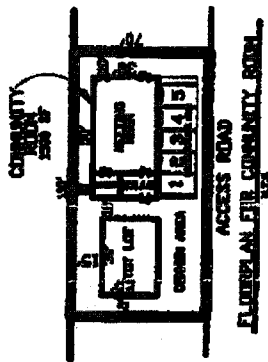
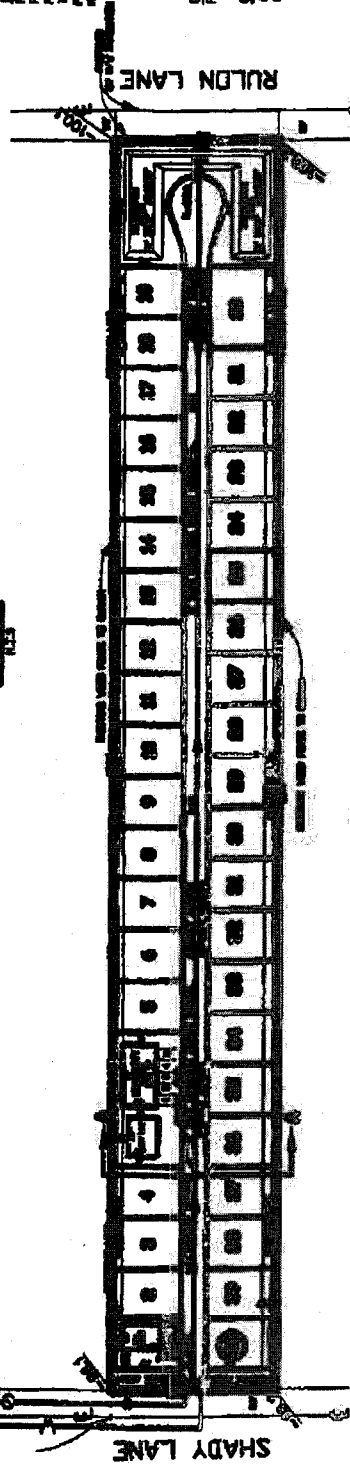
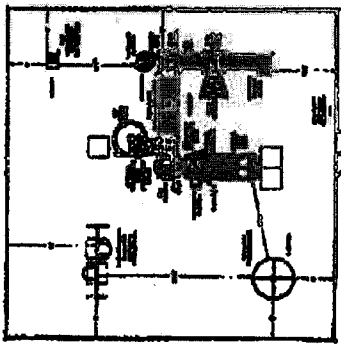
**PROPERTY ADDRESS: 2100 SHADY LANE, CONACHELLA, CA 95304**  
**APPLICANT: J. Oltvas**  
**DATE: AUGUST 2015**

**OWNER: J. Oltvas**  
**ADDRESS: 2100 SHADY LANE, CONACHELLA, CA 95304**  
**PHONE: (925) 461-1111**

**ENGINEER: J. Oltvas**  
**ADDRESS: 2100 SHADY LANE, CONACHELLA, CA 95304**  
**PHONE: (925) 461-1111**

**PERMIT NO.:**  
**ISSUE DATE:**  
**EXPIRES:**

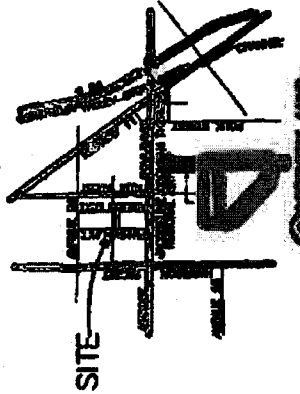
**PROJECT DESCRIPTION:**  
 The project consists of the construction of a new 100-foot long, 4-foot high concrete retaining wall along the western side of the property. The wall is to be constructed of concrete blocks and will include a drainage system. The wall is to be located on the western side of the property, between Shady Lane and Rulon Lane. The wall is to be constructed in accordance with the City of Conacella's Engineering Department's standards and specifications. The wall is to be constructed in accordance with the City of Conacella's Engineering Department's standards and specifications. The wall is to be constructed in accordance with the City of Conacella's Engineering Department's standards and specifications.



- NOTES:**
1. ALL EXISTING MAJOR TREES TO BE SAVED, IF POSSIBLE.
  2. ALL EXISTING UTILITY SYSTEMS TO BE RELOCATED.
  3. EXISTING WELL TO BE ABANDONED.
  4. NEW SEWER SYSTEM TO CONNECT TO CITY OF CONACHELLA.
  5. NEW WATER SYSTEM TO CONNECT TO CITY OF CONACHELLA.

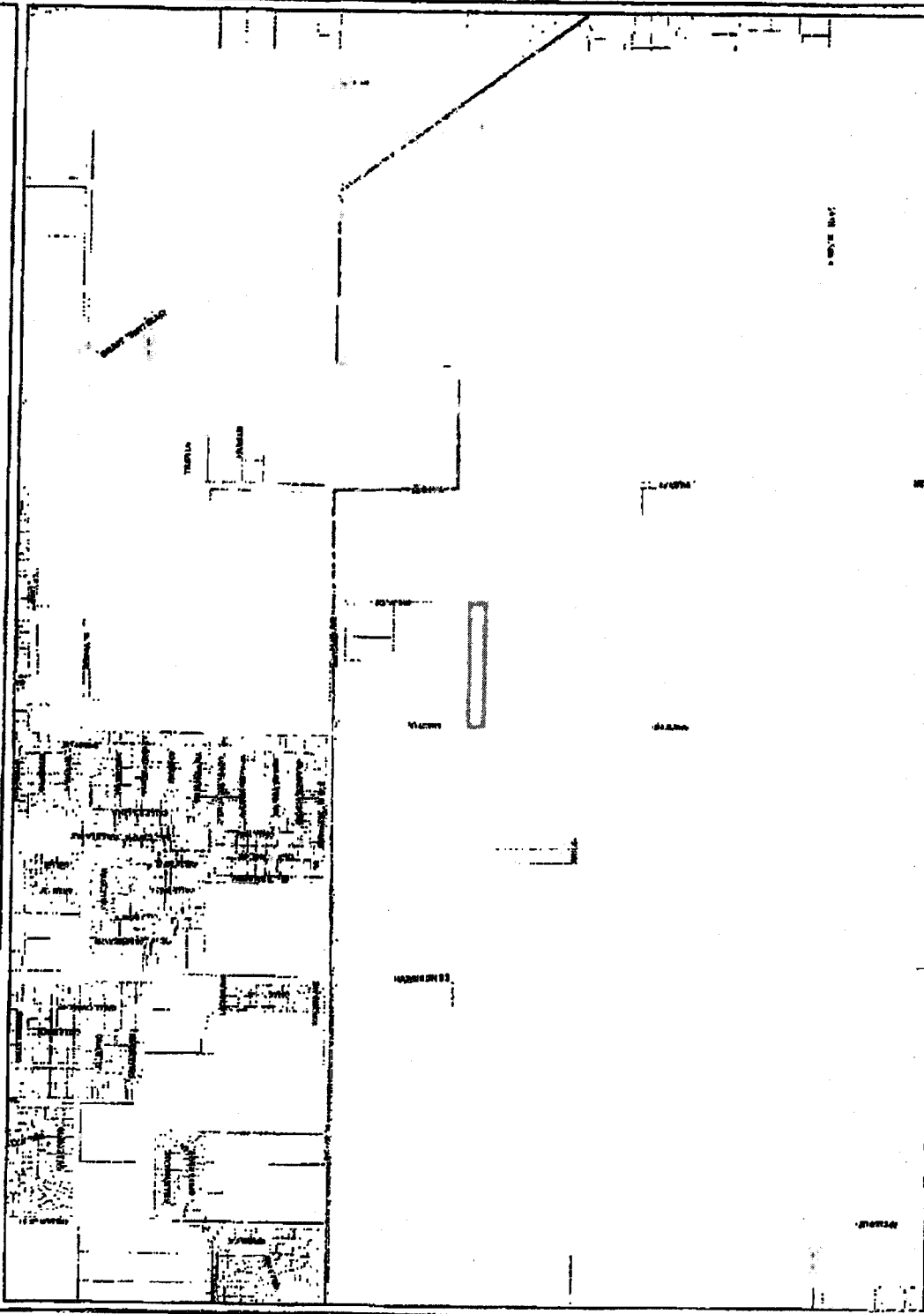
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**ENGINEER: J. Oltvas**  
**ADDRESS: 2100 SHADY LANE, CONACHELLA, CA 95304**  
**PHONE: (925) 461-1111**

**CONACHELLA**  
**ENGINEER: J. Oltvas**  
**ADDRESS: 2100 SHADY LANE, CONACHELLA, CA 95304**  
**PHONE: (925) 461-1111**



**SPACE EXHIBIT**

CUP03731



**Legend**

- Display Parcels
- road/canals
- Highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US HWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lake
- River

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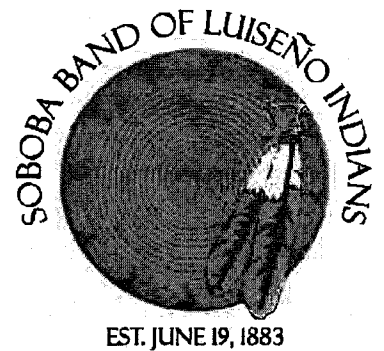
REPORT PRINTED ON: 11/14/2015 7:47:54 PM

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December 14, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; CUP03731**

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## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Shady Lane Mobilehome Park, Inc., a California Non-Profit Public Benefit Corporation; The Caritas Corporation, a California Non-Profit Public Benefit Corporation; and Caritas Acquisitions III, LLC, a California Limited Liability Company (collectively referred to as "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 763-230-015 ("PROPERTY"); and,

**WHEREAS**, on October 2, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3731 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:



1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Shady Lane Mobilehome Park, Inc.  
Attn: Carrie Hempel  
401 E. Peltason  
Irvine, CA 92697

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
~~Juan Perez~~ Assistant  
Riverside County TLMA Director/Interim Planning Director

FORM APPROVED COUNTY COUNSEL  
BY:  12/14/12  
MELISSA R. CUSHMAN DATE


Dated: 5/1/12

[See attached signature page]

**PROPERTY OWNER:**

Shady Lane Mobilehome Park, Inc., a California Non-Profit Public Benefit Corporation; The Caritas Corporation, a California Non-Profit Public Benefit Corporation; and Caritas Acquisitions III, LLC, a California Limited Liability Company

Shady Lane Mobilehome Park, Inc., a California Non-Profit Public Benefit Corporation

By:   
Carrie Hempel  
President

Dated: 4-27-2017


The Caritas Corporation, a California Non-Profit Public Benefit Corporation

By:   
Robert R. Redwitz

Dated: 4-26-17

Caritas Acquisitions III, LLC, a California Limited Liability Company

By: The Caritas Corporation, a California Non-Profit Public Benefit Corporation

By:   
Robert R. Redwitz  
Manager

Dated: 4-26-17

# CERTIFICATE OF ACKNOWLEDGMENT

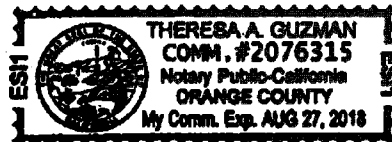
State of California )  
County of ORANGE )

On APRIL 26, 2017 before me, THERESA A. GUZMAN  
Date (here insert name and title of the officer)  
personally appeared ROBERT R REDWITZ  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Theresa A. Guzman*  
Signature of Notary Public

Place Notary Seal Above

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

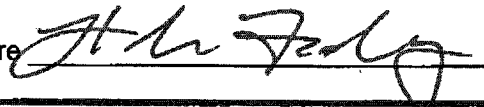
On April 27, 2017 before me, Hannah Fraley, notary public  
(insert name and title of the officer)

personally appeared Carrie Hempel  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

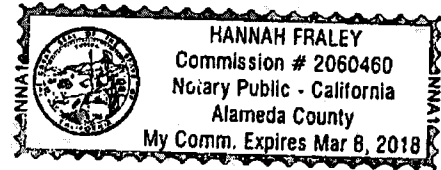
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 08, 2017,

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

APN (s) or case numbers CUP03731 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

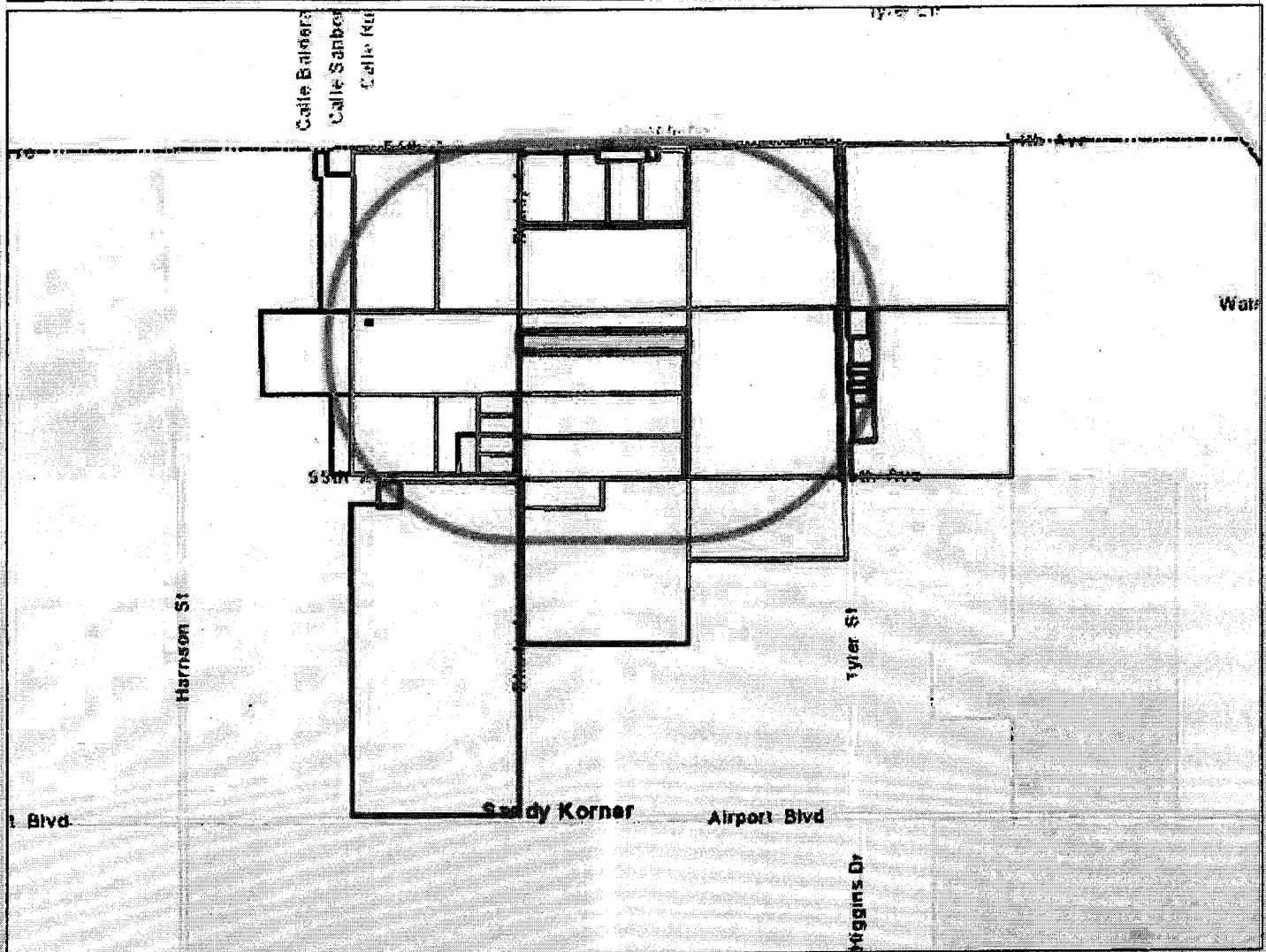
Riverside, Ca. 92502

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





# Riverside County GIS

CUP03731 ( 1800 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0

1,505

3,009 Feet

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

REPORT PRINTED ON... 12/8/2017 10:59:46 AM

© Riverside County RCIT

763270011  
JAMES FRANCO  
52945 AVENIDA VELASCO  
LA QUINTA CA 92253

763230026  
FELIPE G VILLARREAL  
MARIA TERESA VILLARREAL  
86110 COURTE STELLA  
COACHELLA CA 92236

763240006  
RUBEN H MARTINEZ  
MARGARIT P MARTINEZ  
54684 HARRISON ST  
THERMAL CA 92274

763270003  
SERGIO BOJORQUEZ  
HIGINIA BOJORQUEZ  
54700 TYLER ST  
THERMAL CA. 92274

763270008  
JOSE A ACEVES  
ANA M ACEVES  
54720 TYLER ST  
THERMAL CA. 92274

763270010  
MARTIN JORGE VALENCIA  
MARIA C VALENCIA  
54725 TYLER ST  
THERMAL CA. 92274

763270002  
RICHARD M ARCHULETA  
NOELIA GALVAN ARCHULETA  
ISABEL S GALVAN  
  
51544 CALLE CAMACHO  
COACHELLA CA 92236

763230021  
CESAR EDUARDO CAST ZEPEDA  
ERIKA LEONELA INIG CASTANED  
82969 SANDRA DR  
THERMAL CA 92274

763240014  
JOHN H SIQUEIROS  
CONNIE N SIQUEIROS  
HENRY R SIQUEIROS  
  
85220 AVENUE 55  
THERMAL CA 92274

763230031  
ROBERT B MUELA  
YVETTE GARZA MUELA  
85235 AVENUE 54  
THERMAL CA 92274

763230007  
VICTOR TREVINO  
RUDY TREVINO  
RAY TREVINO

54315 SHADY LN NO A  
THERMAL CA 92274

763230006  
KEN KA VONG  
SUSAN LEUNG VONG  
90610 AVENUE 81  
THERMAL CA 92274

763260001  
SANTA ROSA BUSINESS PARK  
C/O C/O CURT EALY  
P O BOX 4387  
PALM SPRINGS CA 92263

763240033  
FRANCISCO E CARRILLO  
MARINA CARRILLO  
P O BOX 1011  
COACHELLA CA 92236

763230014  
OSCAR B AMEZCUA  
MANUELA S AMEZCUA  
P O BOX 110  
THERMAL CA 92274

763270001  
SERAFIN LEON  
81500 INDUSTRIAL PL  
INDIO CA 92201

763240021  
MICHAEL O MCLEOD  
MICHELLE S MCLEOD  
C/O C/O MICHELLE S MCLEOD  
865 TUMBLEWEED LN  
FALLBROOK CA 92028

763230015  
SHADY LANE MOBILEHOME PARK INC  
C/O C/O UCI LAW SCHOOL  
401 E PELTASON STE 1000  
IRVINE CA 92697

763270004  
JOSE A ACEVES  
ANA M ACEVES  
54720 TYLER ST  
THERMAL CA 92274

763240034  
ANDY W BOGUE  
LINDA S BOGUE  
41374 AERODROME AVE  
BERMUDA DUNES CA 92203

763230012  
AMEZ DEV  
C/O C/O OSCAR AMEZCUA  
P O BOX 110  
THERMAL CA 92274

763230025  
GABRIEL L LUA  
80094 DURWENT DR  
INDIO CA 92203

763230011  
REBEL HINOJOSA  
BEATRICE S HINOJOSA  
1621 E PORTOLA AVE  
SANTA ANA CA 92701

763230034  
N & SONS  
79802 CAMDEN DR  
INDIO CA 92203

763230013  
ROBERT H W HAINES  
CHRISTY MICHELLE HAINES  
459 OXFORD DR  
ARCADIA CA 91007

763230029  
GABRIEL L LUA  
80094 DURWENT DR  
INDIO CA 92203

763230010  
JESUS ORTEGA  
85625 AVENUE 54  
THERMAL CA. 92274

763250029  
AFP 1  
AITCHISON III  
C/O C/O KATHY WEISS  
2007 BRADHOFF AVE  
SAN LEANDRO CA 94577

763250030  
VISTA NIGUEL PROP  
C/O C/O DIRK HERMANN  
P O BOX 1569  
LAKE FOREST CA 92630

763250007  
JUAN L HERNANDEZ  
FRANCISCA HERNANDEZ  
78730 AVENIDA LA JARITA  
LA QUINTA CA 92253

763250005  
ROGELIO GUTIERREZ  
MARIA GUTIERREZ  
85325 AVENUE 55  
THERMAL CA. 92274

763250027  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLVD  
COACHELLA CA 92236

763240030  
JUANA T SANCHEZ  
SERVANDO T SANCHEZ  
85400 AVENUE 55  
THERMAL CA. 92274

763230035  
M & M DESERT LANDSCAPE INC  
C/O C/O FELIPE F MAGANA  
54400 JACKSON ST  
THERMAL CA 92274

763230022  
FELIPE F MAGANA  
ARTURO MAGANA  
JOSE ANTONIO MAGANA  
  
54400 JACKSON ST  
THERMAL CA 92274

763240036  
MICHAEL O MCLEOD  
MICHELLE S MCLEOD  
C/O C/O MICHELLE S MCLEOD  
865 TUMBLEWEED LN  
FALLBROOK CA 92028

763240017  
ARNULFO JIMENEZ  
85300 AVENUE 55  
THERMAL CA. 92274

763240032  
GILBERT MORENO  
NORMA MORENO  
48870 VIA ESTACIO  
INDIO CA 92201

763240035  
JESUS HERNANDEZ  
MARIA HERNANDEZ  
REFUGIO R HERNANDEZ  
  
54955 SHADY LN  
THERMAL CA. 92274

763240031  
BENJAMIN A SANCHEZ  
YOLANDA M SANCHEZ  
52094 PRIMITIVO DR  
COACHELLA CA 92236

763230023  
ROBERT P BACON  
SU CHING BACON  
54900 SHADY LN  
THERMAL CA. 92274

763230035  
M & M DESERT LANDSCAPE INC  
C/O C/O FELIPE F MAGANA  
54400 JACKSON ST  
THERMAL CA 92274

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 18-134251

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING

Date: 05/03/2018

County Agency of Filing: RIVERSIDE

Document No: E-201800539

Project Title: EA 42842; CONDITIONAL USE PERMIT NO 3731

Project Applicant Name: SHADY LANE MOBILEHOME PARK

Phone Number: (760) 863-7050

Project Applicant Address: P.O. BOX 5479, IRVINE, CA 92697

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

\_\_\_\_\_  
\$2,280.75

\_\_\_\_\_  
\$50.00

**Total Received** \_\_\_\_\_ **\$2,330.75**

Signature and title of person receiving payment: \_\_\_\_\_

Deputy

Notes:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
Assistant TLMA Director

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

FROM: Riverside County Planning Department  
 4060 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77568 El Duna Ct  
Palm Desert, California 92211

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

**EA42842 CONDITIONAL USE PERMIT NO. 3731**

*Project Title/Case Numbers*

Jay Olivas

*County Contact Person*

760-863-7050

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Shady Lane Mobilehome Park

*Project Applicant*

P.O. Box 5479 Irvine, CA 92697

*Address*

North of Airport Blvd., east of Shady Lane, west of Rulon Lane, south of 54<sup>th</sup> Avenue.

*Project Location*

Conditional Use Permit for new 40-space mobile home park replacing existing mobile homes with extension of water and sewer lines along Shady Lane to 54<sup>th</sup> Avenue within the City of Coachella.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 2, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,274.75 + \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77568 El Duna Ct. Palm Desert, CA 92211.

*[Signature]*  
*Signature*

Project Planner

*Title*

5/2/18

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 4/23/2018

Y:\Planning Case Files-Riverside office\CUPD3731\DH-PC-BOS Hearings\DH-PCWOD Form.docx

Please charge deposit fee case#: ZEA42842

ZCFG06217

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside  
Peter Aidana  
Assessor-County Clerk-Recorder

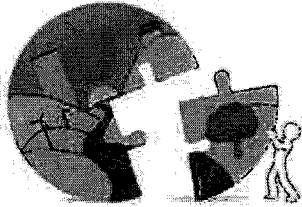
E-201800539  
05/03/2018 03:37 PM Fee: \$ 2330.75  
Page 1 of 2

Removed:

By:

Deputy





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**NEGATIVE DECLARATION**

Project/Case Number: CONDITIONAL USE PERMIT NO. 3731

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: April 9, 2018

Applicant/Project Sponsor: Shady Lane Mobilehome Park Date Submitted: October 6, 2015

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Jay Olivas Date: 5/2/18

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

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

For additional information, please contact Jay Olivas at 760-863-8271.

Revised: 04/23/18

Y:\Planning Case Files-Riverside office\CUP03731\DH-PC-BOS Hearings\DH-PC\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42842 ZCFG06217

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1602441

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: UNIVERSITY OF CALIF IRVINE \$2,210.25  
paid by: CK 4137675  
paid towards: CFG06217 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42842 (CUP03731)  
at parcel #: 54596 SHADY LN THER  
appl type: CFG3

By \_\_\_\_\_ Mar 03, 2016 14:42  
MGARDNER posting date Mar 03, 2016

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I1502626

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: UNIVERSITY OF CALIF IRVINE \$50.00  
paid by: CK 4081824  
CFG FOR EA42842 (CUP03731)  
paid towards: CFG06217 CALIF FISH & GAME: DOC FEE  
at parcel: 54596 SHADY LN THER  
appl type: CFG3

By \_\_\_\_\_ Oct 06, 2015 09:35  
JCMITCHE posting date Oct 06, 2015

\*\*\*\*\*  
\*\*\*\*\*

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

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

**INVOICE (INV-00045466)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Park Shady Land Mobilehom

**County of Riverside  
Trans. & Land Management Agency**



P O Box 5479  
Irvine, Ca 92697

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00045466	05/02/2018	05/02/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06217	0451 - CF&W Trust ND/MND	\$64.50
54596 Shady Ln Thermal,	<b>SUB TOTAL</b>	<b>\$64.50</b>

**TOTAL** **\$64.50**

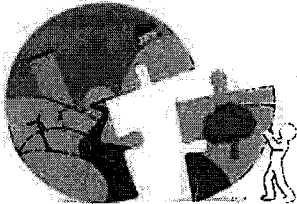
<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211



*Charissa Leach, P.E.  
Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** May 2, 2018  
**TO:** Planning Commission  
**FROM:** Jay Olivas, Project Planner  
**RE:** **Item 4.1 -- CUP 3731 Shady Lane Mobile Home Park, Thermal**

Planning Commission:

Please note the following changes to the Staff Report:

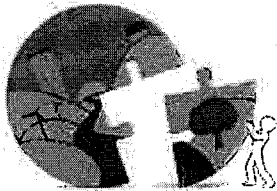
1. Staff Report text changes on Pages 1, 4, 5, 6, & 8 (see underlined text portions);
2. Environmental Assessment No. 42842 text changes on Pages 1, 15, 21, 22, 30, and 31 (see underlined text portions); and,
3. Modified Advisory Notification Document, and, revisions to the recommended Conditions of Approval.

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

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

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 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 54<sup>th</sup> 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.

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.

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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.

## **Item 2 – Environmental Assessment Text**

**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).

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

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

Findings of Fact:

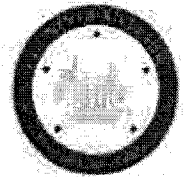
- a) The proposed project will not displace any existing residences since the project proposes a replacement mobile home park with 40 new mobile homes. Less than significant impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the residential 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.

### **Item 3 – Modified Recommended Conditions**



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



05/01/18, 4:49 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.

**BS-Grade**

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

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**

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

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

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

**BS-Grade. 8**                      **0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)**  
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 permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

**CWP:**

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-B&S-SUBMITTAL  
 REQUIREMENTS (cont.)

applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

Riverside County Building & Safety  
 (951) 955-1440

### E Health

E Health. 1                              0010-E Health-USE - WATER AND SEWER SERVICE

CUP03731 is proposing potable water service from City of Coachella and sanitary sewer service from City of Coachella. It is the responsibility of the developer to ensure















## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

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

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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

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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. 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

Plan: CUP03731

Parcel: 763230015

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

Plan: CUP03731

Parcel: 763230015

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".



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**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.