

**Appendix 3-4: Supporting Documents for
*San Antonio del Desierto DAC Sewer Extension Project***

RIVERSIDE COUNTY
PLANNING DEPARTMENT

file



Carolyn Syms Luna
Director

DATE: August 4, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CZ07738 / CUP03645 -- Intent to Adopt Mitigated Negative Declaration
(Charge your time to these case numbers)

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

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

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

Need Director's signature by ASAP
Please schedule on the September 13, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG05688)

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

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

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

RECOMMENDED MOTION:

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

Carolyn Symms Luna

Carolyn Symms Luna
Planning Director

Initials:
CSL:jo

Continued on Next Page

REVIEWED BY EXECUTIVE OF

DATE

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: 4th

Agenda Number:

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

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

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

BACKGROUND:

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

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

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

PROJECT DESCRIPTION

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

VI. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the subject proposal:

Sergio Carranza the Applicant (no address provided)

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

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

Sister Gabi Williams interested party (no address provided)

Aha Sanchez neighbour 67-075 Hwy 111 Mecca CA 92254

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

Maira A. Alcaza neighbour Mecca CA 92254

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

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

Tizoc DeAztlan interested party (no address provided)

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

There were no speakers in opposition of the subject proposal.

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

VII. CONTROVERSIAL ISSUES

NONE

VIII. PLANNING COMMISSION ACTION

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

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

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

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

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

IX. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

ISSUES OF POTENTIAL CONCERN:

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

SUMMARY OF FINDINGS:

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

CHANGE OF ZONE NO. 7738
CONDITIONAL USE PERMIT NO. 3645
PC Staff Report: May 25, 2011
Page 2 of 4

7. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

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

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

CONCLUSIONS:

1. The proposed project is in conformance with the existing Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (VHDR) (14-20 D.U./Ac.), Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Controlled Development Areas (W-2) zoning classification of Ordinance No. 348 on a portion of the site, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The project will not have a significant effect on the environment and there is no evidence that the project will have adverse effects on wildlife resources.

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

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

CHANGE OF ZONE NO. 7738
CONDITIONAL USE PERMIT NO. 3645
PC Staff Report: May 25, 2011
Page 3 of 4

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

CHANGE OF ZONE NO. 7738
CONDITIONAL USE PERMIT NO. 3645
PC Staff Report: May 25, 2011
Page 4 of 4

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

INFORMATIONAL ITEMS:

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

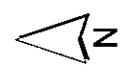
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07738 CUP03645
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 5/03/11
Vicinity Map



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



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

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

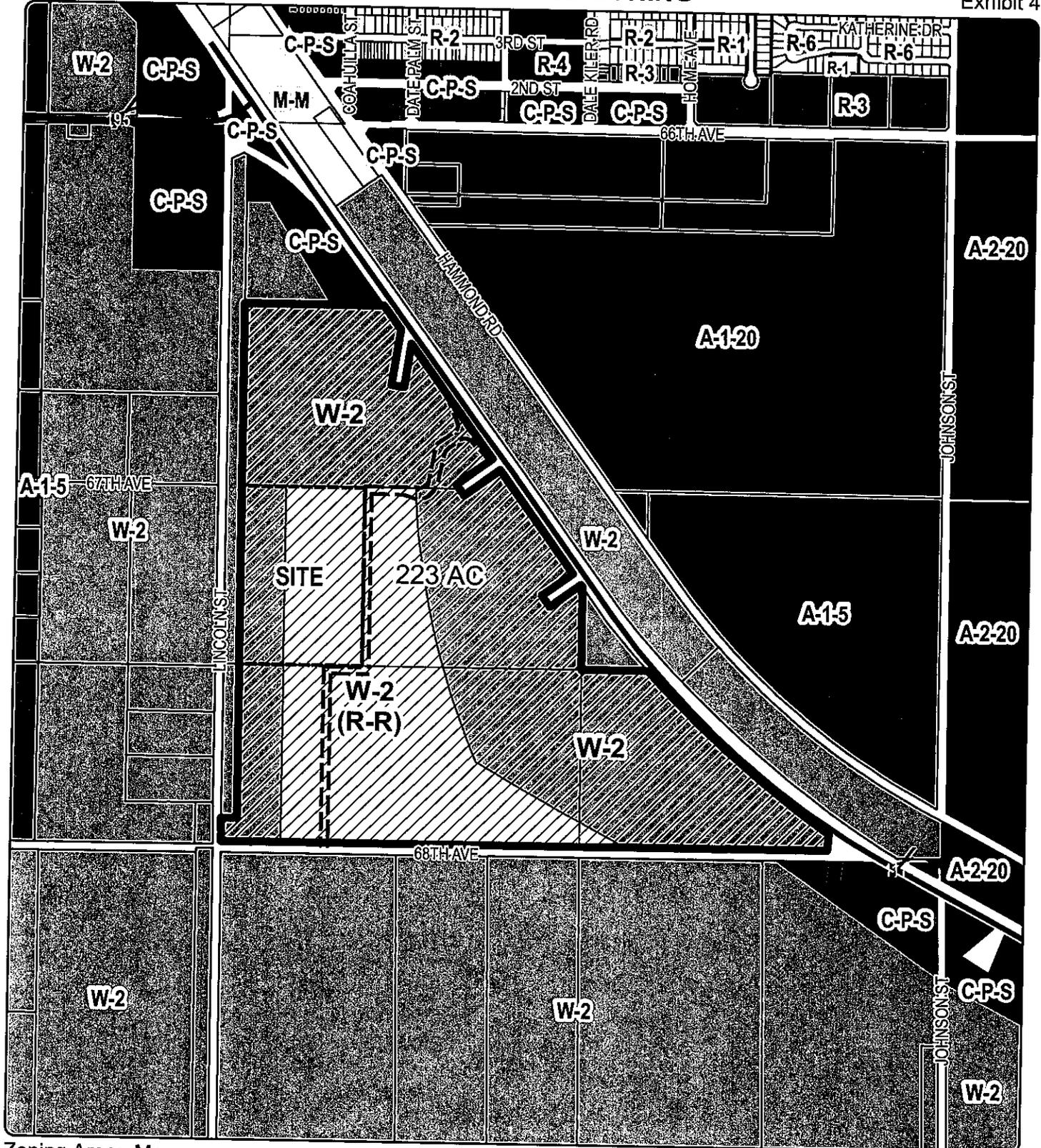
CZ07738 CUP03645

RECOMMENDED ZONING

Supervisor Benoit
District 4

Date Drawn: 5/03/11

Exhibit 4

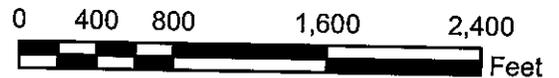


Zoning Area: Mecca
Township/Range: T7SR9E
Section: 17

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



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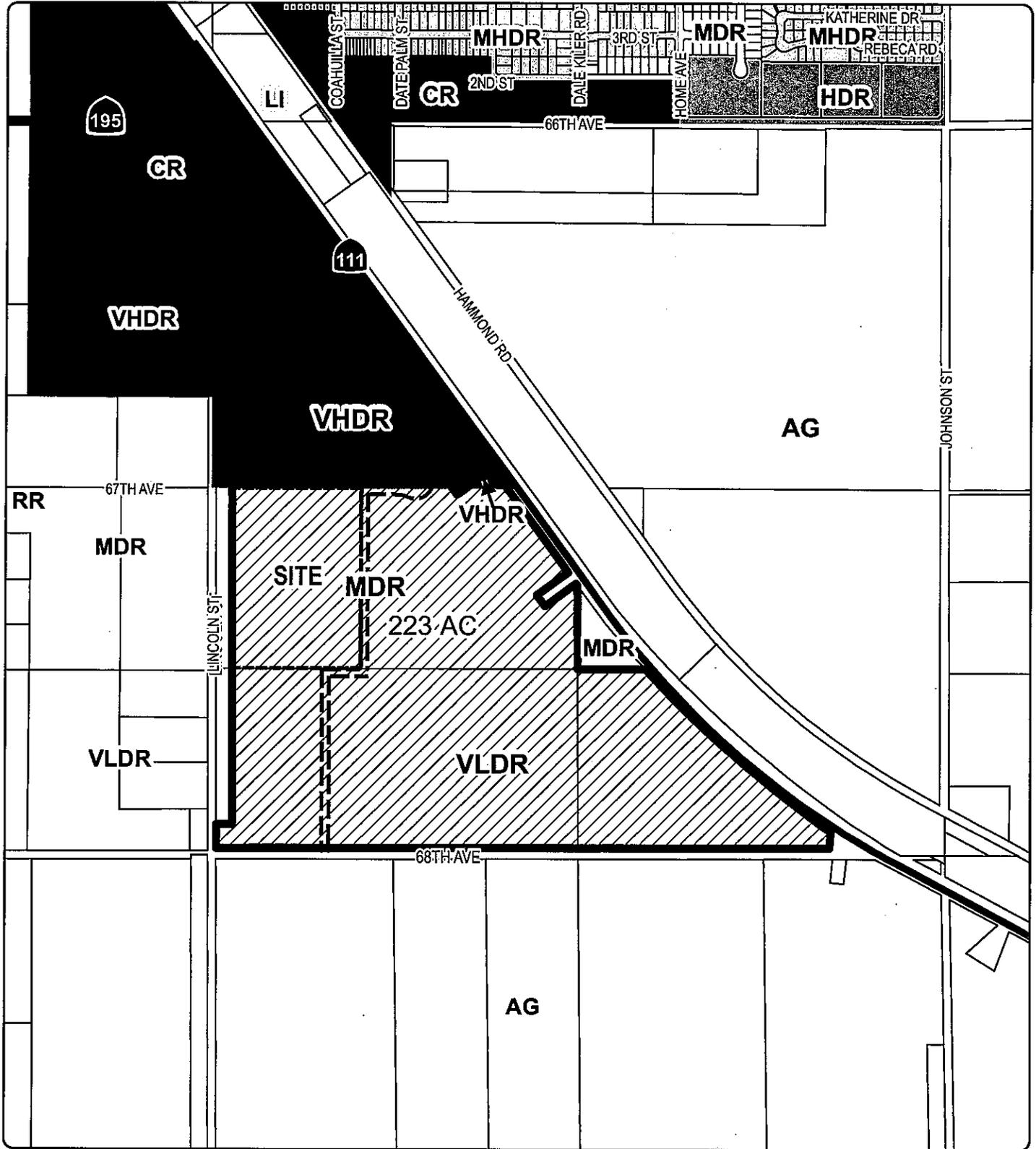


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07738 CUP03645
EXISTING GENERAL PLAN

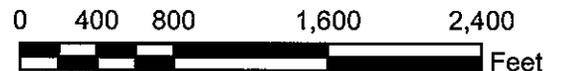
Supervisor Benoit
District 4

Date Drawn: 5/03/11
Exhibit 5



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

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



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

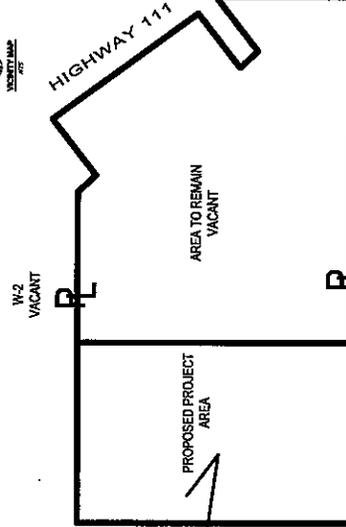
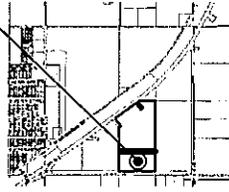
**CONDITIONAL USE PERMIT
CHANGE OF ZONE**

IN THE COUNTY OF RIVERSIDE

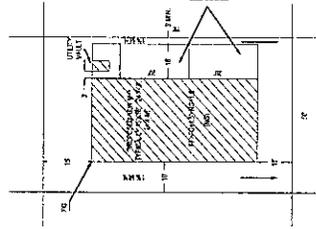
MARCH 2011

**NOTE: ALL ON-SITE
STORMWATER TO BE
RETAINED ON-SITE**

SITE



**NOTE: SEE ADDITIONAL
SHEETS FOR PRELIMINARY
GRADING PLANS—
SHEETS 2-5 OF 5 SHEETS**



**NOTE: AN ADDITIONAL
EASEMENT MAY BE ADDED
FOR SEWER AND WATER
UTILITIES**

PROJECT DESCRIPTION:
SAN ANTONIO DEL DESIERTO COMMUNITY CENTER, 11111 AVENUE 68, RIVERSIDE COUNTY, CALIFORNIA. THE PROJECT IS A 100,000 SQ. FT. COMMUNITY CENTER WITH A 100,000 GPD WASTEWATER TREATMENT PLANT. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2011.

APPLICANT:
RIVERSIDE COUNTY
SAN ANTONIO DEL DESIERTO
COMMUNITY CENTER PROJECT

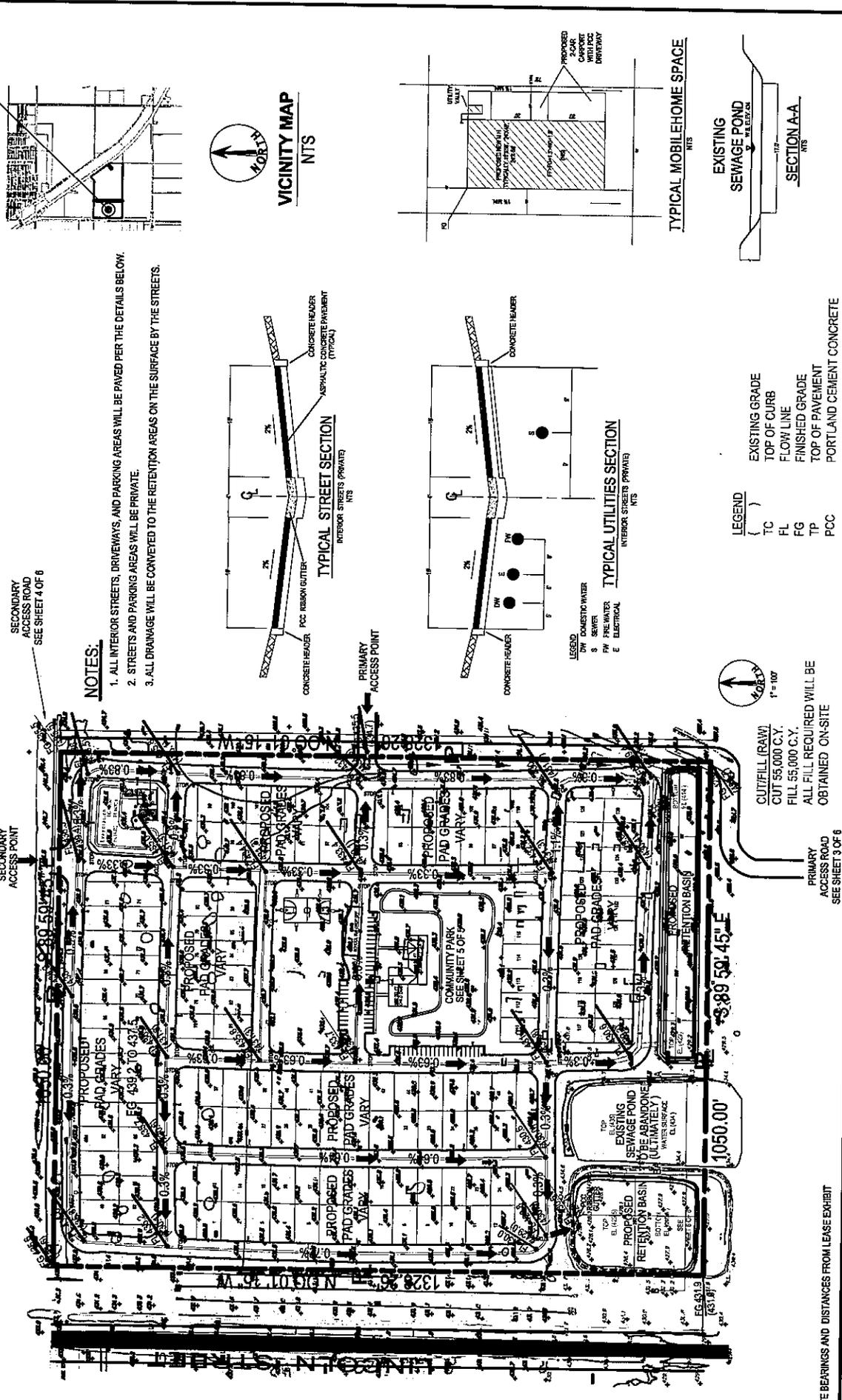
PREPARED BY:
RIVERSIDE COUNTY
SAN ANTONIO DEL DESIERTO
COMMUNITY CENTER PROJECT

DATE:
MARCH 2011

SCALE:
1" = 200'

<p>PUEBLO UNIDO CDC AGRICULTURAL WORKER HOUSING REHABILITATION PROGRAM 55-440 AVENIDA MENDOZA LA QUINTA, CA 92253 PHONE (760) 427-5285 FAX (760) 771-4271 www.pueblo.org</p>	<p>APRIL 7 2011 727-271-1003 SHEET FILE: EXHIBIT - A</p>		<p>DATE: APRIL 6, 2011 SHEET: 727-271-1003</p>	<p>1</p>
				<p>RIVERSIDE COUNTY SAN ANTONIO DEL DESIERTO COMMUNITY CENTER PROJECT CONDITIONAL USE PERMIT CHANGE OF ZONE</p>

PRELIMINARY GRADING PLAN - SITE

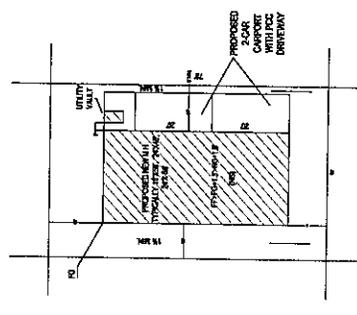
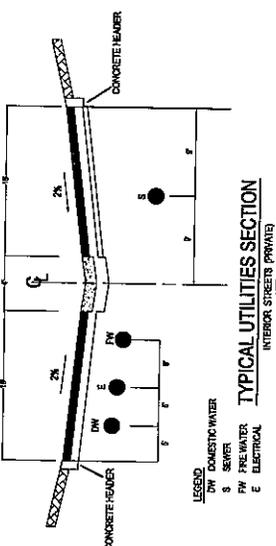
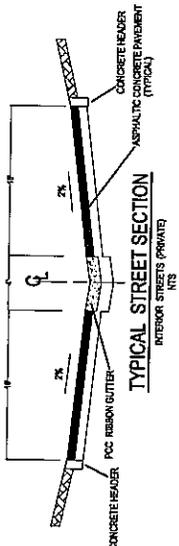
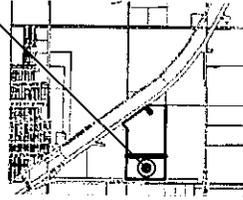


- NOTES:**
1. ALL INTERIOR STREETS, DRIVEWAYS, AND PARKING AREAS WILL BE PAVED PER THE DETAILS BELOW.
 2. STREETS AND PARKING AREAS WILL BE PRIVATE.
 3. ALL DRAINAGE WILL BE CONVEYED TO THE RETENTION AREAS ON THE SURFACE BY THE STREETS.

SECONDARY ACCESS ROAD SEE SHEET 4 OF 6

SECONDARY ACCESS POINT

SITE



- LEGEND**
- () EXISTING GRADE
 - TC TOP OF CURB
 - FL FLOW LINE
 - FG FINISHED GRADE
 - TP TOP OF PAVEMENT
 - PCC PORTLAND CEMENT CONCRETE



CUT/FILL (RAW)
CUT 55,000 C.Y.
FILL 55,000 C.Y.
ALL FILL REQUIRED WILL BE OBTAINED ON-SITE

PRIMARY ACCESS ROAD SEE SHEET 3 OF 6

SITE BEARINGS AND DISTANCES FROM LEASE EXHIBIT

NOTE: DIMENSIONS WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DISTANCES FROM THE LEASE EXHIBIT AND THE SURVEY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	BY	MARK	CHANGED



Robert J. Mainiero, P.E.
CIVIL ENGINEERING
P.O. Box 2410 Palm Springs, CA 92263
(760) 418-7127 cell (760) 320-1984 fax
rjmain@earthlink.net

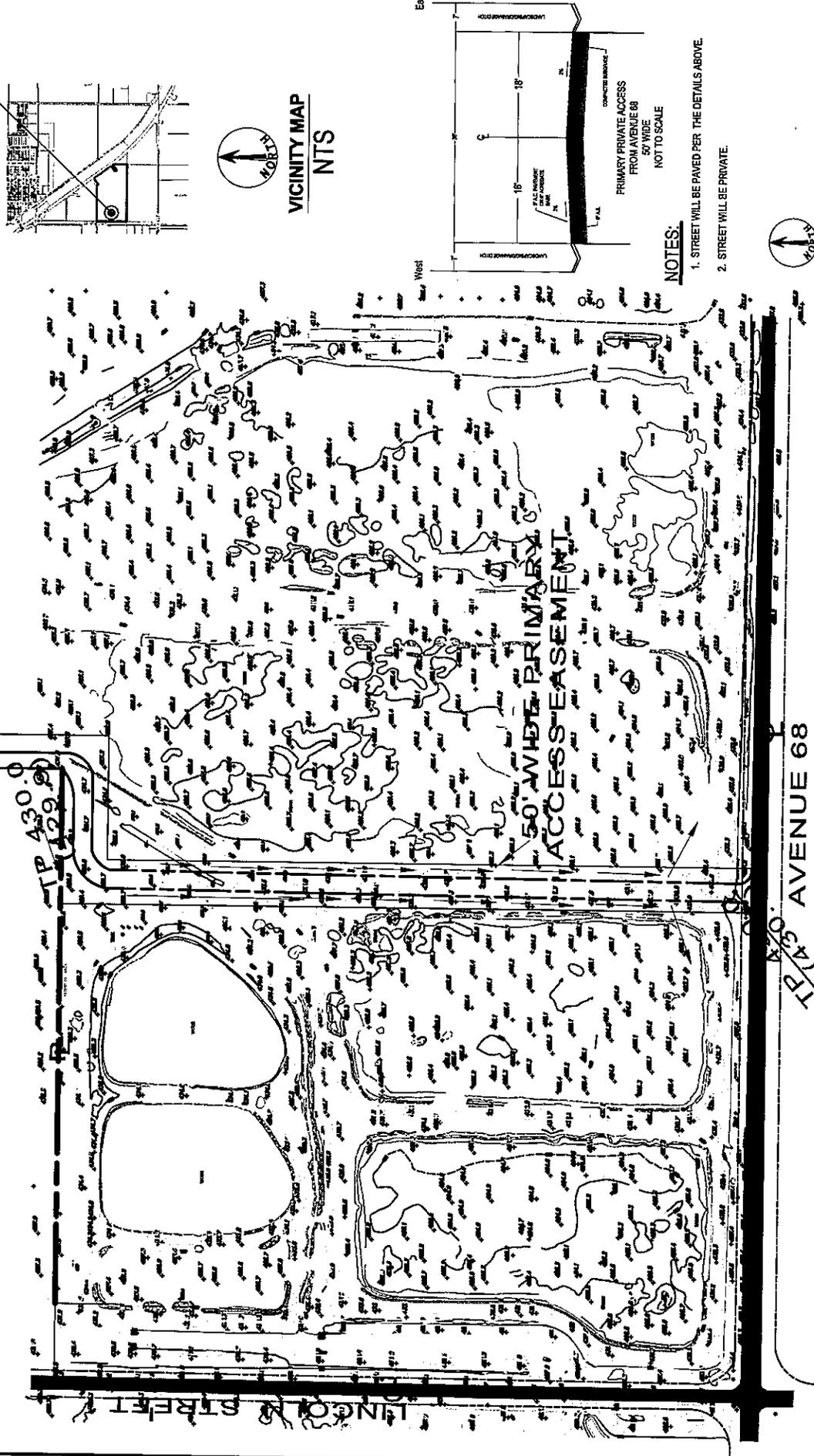
COUNTY OF RIVERSIDE
SAN ANTONIO DEL DESERTO
PRELIMINARY GRADING PLAN
SITE

SHEET NO. 2
OF 6 SHEETS

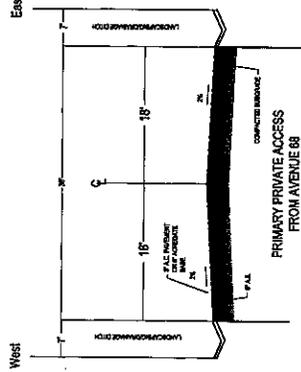
SCALE: H. 1" = 100' V. 1" = 10'

PRELIMINARY GRADING PLAN - PRIMARY ACCESS

SITE



VICINITY MAP
NTS



NOTES:

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



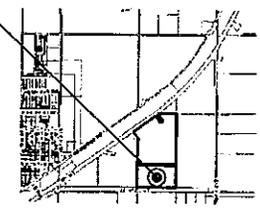
<p>SCALE: H. 1" = 100' V. N/A</p>		<p>DATE: APR. 6, 2011</p>		<p>SHEET NO. 3 OF 6 SHEETS</p>	
<p>Robert J. Mainiero, P.E. CIVIL ENGINEERING P.O. Box 2410 Palm Springs, CA 92263 (760) 419-7137 cell (760) 320-1894 fax rjmain@csd.com</p>				<p>COUNTY: _____ DATE: _____</p>	
<p>NOTES: 1. THIS DRAWING WAS PREPARED BY THE ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. 2. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. 3. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p>		<p>DATE: _____ BY: _____</p>		<p>COUNTY: _____</p>	

PRELIMINARY GRADING PLAN - SECONDARY ACCESS

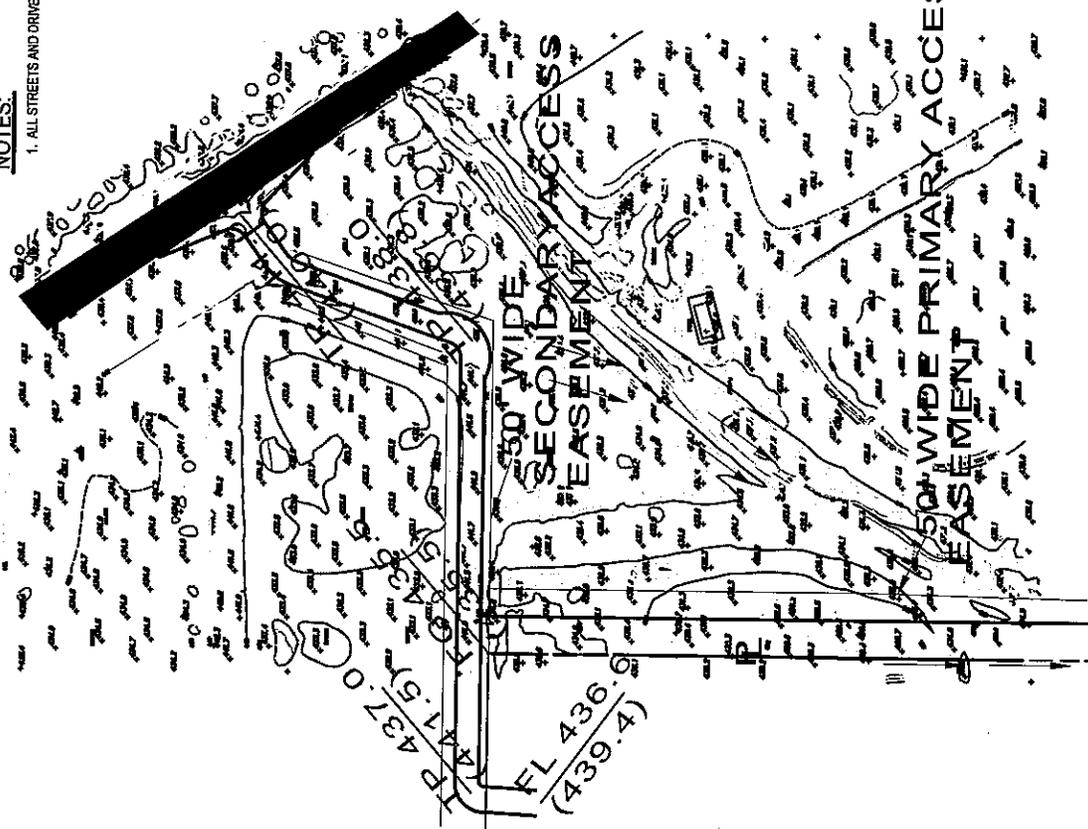
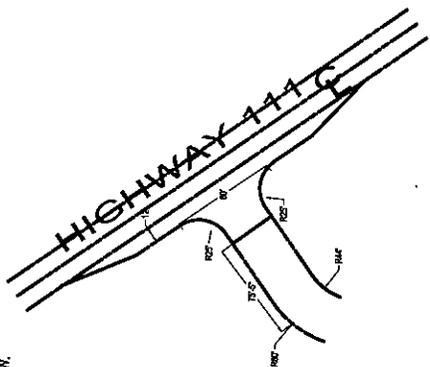
NOTES:

1. ALL STREETS AND DRIVEWAYS WILL BE PAVED PER THE DETAILS BELOW.

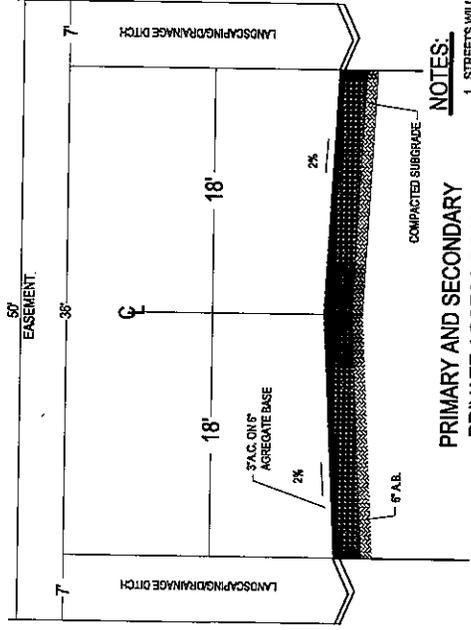
SITE



VICINITY MAP
NTS



1" = 100'



NOTES:

1. STREETS WILL BE PAVED PER THE DETAILS ABOVE.
2. STREETS WILL BE PRIVATE.

PRIMARY AND SECONDARY
PRIVATE ACCESS ROADS
NOT TO SCALE

NOTE:
WORK CONTRACT WITH THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS REFERRED TO THESE PLANS AND/OR A COMMERCIAL PLAN AND SPECIFICATIONS.

THE PRIVATE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED IN THE PLAN. THE PRIVATE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED IN THE PLAN. THE PRIVATE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED IN THE PLAN.

DATE	BY	REVISION	DESCRIPTION



Robert J. Mainiero, P.E.
CIVIL ENGINEERING
P.O. Box 2410 Palm Springs, CA 92263
(760) 413-7197 cell (760) 320-1894 fax
rjmainiero@earthlink.net

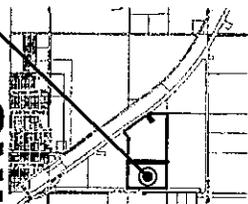
COUNTY OF RIVERSIDE
SAN ANTONIO DEL DESIERTO
PRELIMINARY GRADING PLAN
SECONDARY PRIVATE ACCESS

4
OF 6 SHEETS

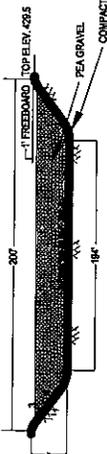
SCALE	H	1" = 100'	V	1" = 100'
DATE	APR 11 2011			
DRAWN BY				
CHECKED BY				
PROJECT NO.	4			
SHEET NO.	4			

SITE

PRELIMINARY GRADING PLAN - RETENTION BASINS

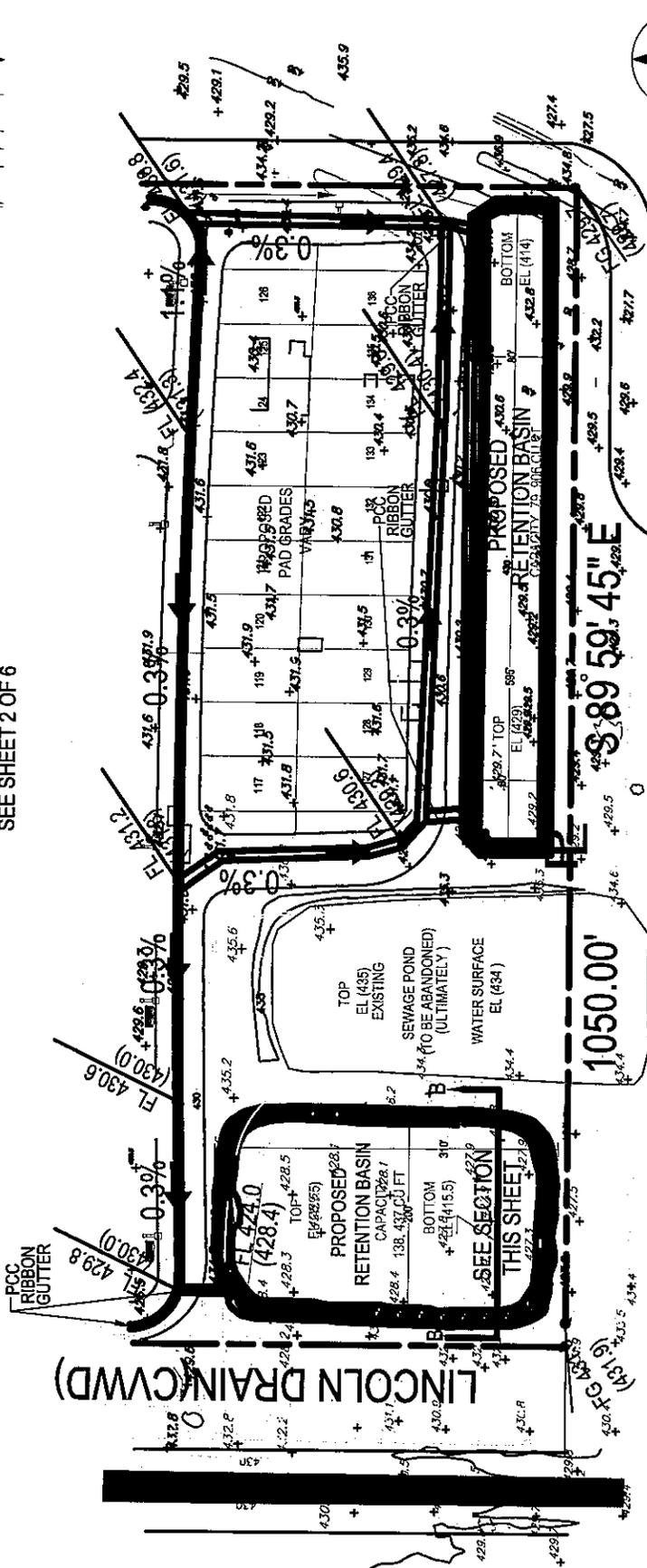


PROPOSED
RETENTION BASIN
(TYPICAL)



SECTION B-B

SITE
SEE SHEET 2 OF 6



PRIMARY
ACCESS ROAD
SEE SHEET 3 OF 6

SITE BEARINGS AND DISTANCES FROM LEASE EXHIBIT

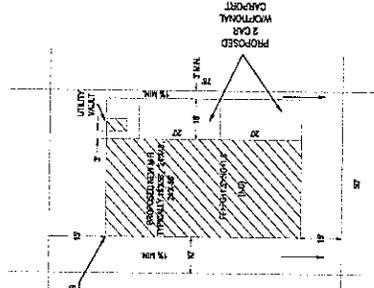
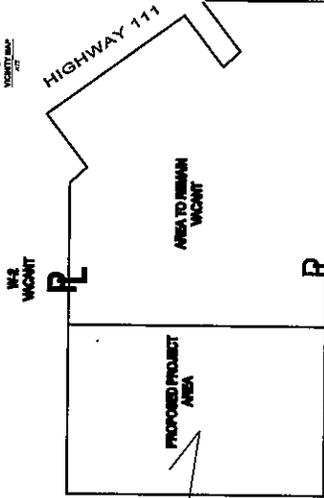
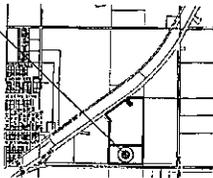
COUNTY OF RIVERSIDE SAN ANTONIO DEL DESERTO PRELIMINARY GRADING PLAN RETENTION BASINS	SHEET NO.	6
	DATE	APR 8, 2011
Robert J. Mainiero, P.E. CIVIL ENGINEERING P.O. Box 2410, Palm Springs, CA 92263 (760) 413-7127 cell (760) 320-1984 fax psbob550@aol.com	SCALE	1" = 50' V. N.A.
	DATE	APR 8, 2011
	NO. COUNTY	
	NO. CITY	
NOTE: CHECKED WITH PLANS SHALL NOT CONSTITUTE AN ENVIRONMENTAL REPORT AND/OR A DESIGN REPORT HAS BEEN ISSUED.	DATE	APR 8, 2011
	BY	MARK
THE PROPOSER HEREBY CERTAINS THAT HE OR SHE IS PROVIDING THE ASSURANCE OF ACCURACY AND RELIABILITY OF THE DATA AND INFORMATION ON WHICH THE PROPOSAL IS BASED. ANY AND ALL INFORMATION ON WHICH THE PROPOSER IS PROVIDING INFORMATION IS BEING PROVIDED TO THE COUNTY APPROVAL OF THE COUNTY.	DATE	APR 8, 2011
	BY	MARK
	DATE	APR 8, 2011
	BY	MARK
	DATE	APR 8, 2011
	BY	MARK

**CONDITIONAL USE PERMIT
CHANGE OF ZONE**

IN THE COUNTY OF RIVERSIDE

MAY 2010

SITE



NOTE: AN ADDITIONAL
EASEMENT MAY BE ADDED
FOR SEWER AND WATER
UTILITIES

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A SEWER EXTENSION PROJECT LOCATED IN THE COUNTY OF RIVERSIDE, CALIFORNIA. THE PROJECT IS A CONDITIONAL USE PERMIT CHANGE OF ZONE FOR THE PROPOSED PROJECT AREA. THE PROJECT IS A SEWER EXTENSION PROJECT LOCATED IN THE COUNTY OF RIVERSIDE, CALIFORNIA. THE PROJECT IS A CONDITIONAL USE PERMIT CHANGE OF ZONE FOR THE PROPOSED PROJECT AREA.

APPLICANT:
PUEBLO UNIDO CDC
1500 AVENIDA MENCOZA
LA QUINTA, CA 92025
PHONE (760) 437-0885 FAX (760) 771-0271
www.pueblounido.org

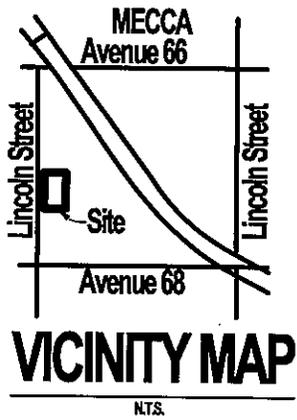
PROJECT LOCATION:
RIVERSIDE COUNTY
SAN ANTONIO DEL DESIERTO
FARMWORKER HOUSING AND COMMUNITY CENTER PROJECT
CONDITIONAL USE PERMIT / CHANGE OF ZONE

DATE: MAY 12, 2010

SCALE: 1" = 200'

<p>APPLICANT:</p> <p>PUEBLO UNIDO CDC 1500 AVENIDA MENCOZA LA QUINTA, CA 92025 PHONE (760) 437-0885 FAX (760) 771-0271 www.pueblounido.org</p>		<p>PROJECT LOCATION:</p> <p>RIVERSIDE COUNTY SAN ANTONIO DEL DESIERTO FARMWORKER HOUSING AND COMMUNITY CENTER PROJECT CONDITIONAL USE PERMIT / CHANGE OF ZONE</p>	
<p>PROJECT NUMBER:</p> <p>727-371-003</p>		<p>DATE:</p> <p>MAY 12, 2010</p>	
<p>PROJECT TITLE:</p> <p>EXHIBIT - A</p>		<p>SCALE:</p> <p>1" = 200'</p>	
<p>PROJECT AREA:</p> <p>1</p>		<p>SHEET NUMBER:</p> <p>1</p>	

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



50' Secondary Access Easement



Lincoln Street

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

Highway 111

W 1/4 COR
Avenue 67

S 89° 59' 45" E
 1050.00'

NORTH LINE OF
 APN 727-271-003

SITE

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

2656.51' PER RS 28/91

N 00° 01' 15" W
 1328.26'

N 00° 01' 15" W
 1328.26'

N 89° 59' 45" W
 1050.00'

SOUTH LINE OF APN 727-271-003

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

50' Primary Access Easement

P.O.C.

18
 17

N 89° 59' 45" W PER RS 28/91

Avenue 68

19
 20
T7S R9E

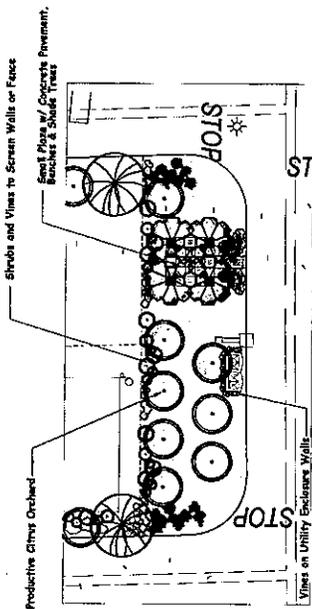
ROBERT J. MAINIERO
 Civil Engineering and Related Assistance
 P.O. BOX 2410
 PALM SPRINGS, CALIFORNIA 92262
 TELEPHONE (760) 413-7127 (cell)
 (760) 320-1994 (fax)

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

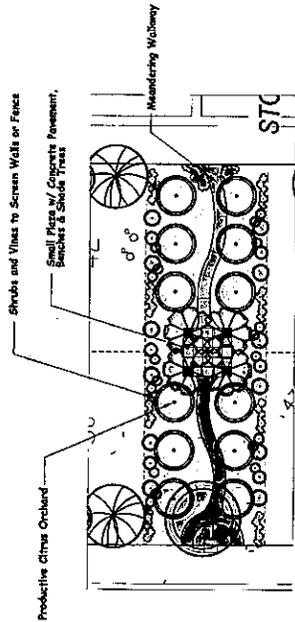


Sheet
1b
of 1 sheets

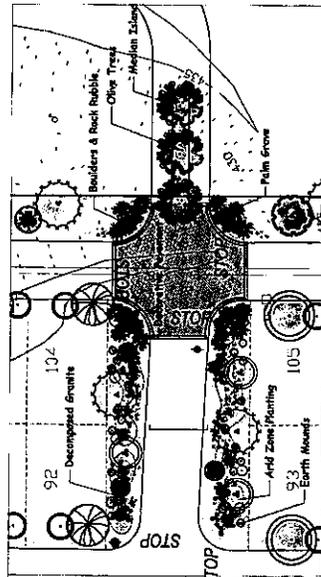
Date: 05-15-2010
Drawn by: ABLLS



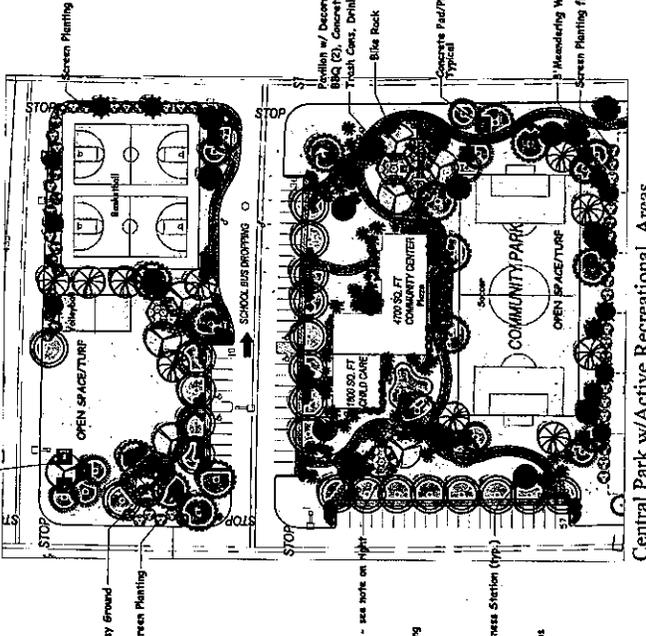
Mini Park "A"



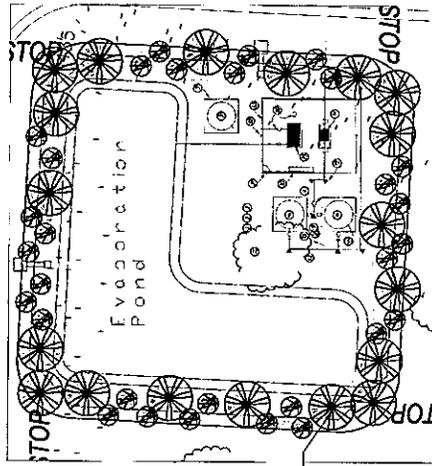
Mini Park "B"



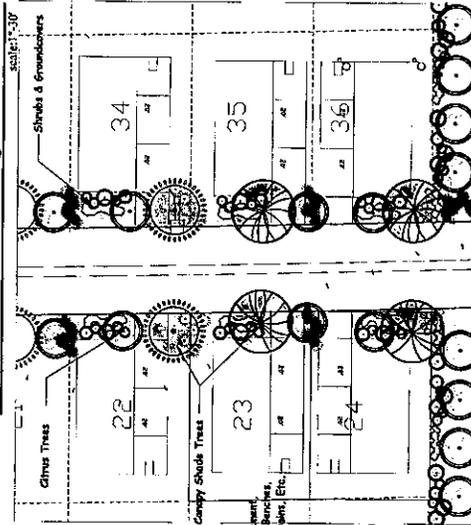
Main Entry



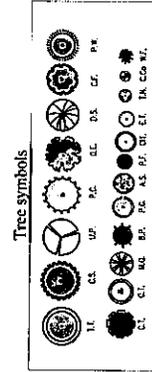
Central Park w/ Active Recreational Areas



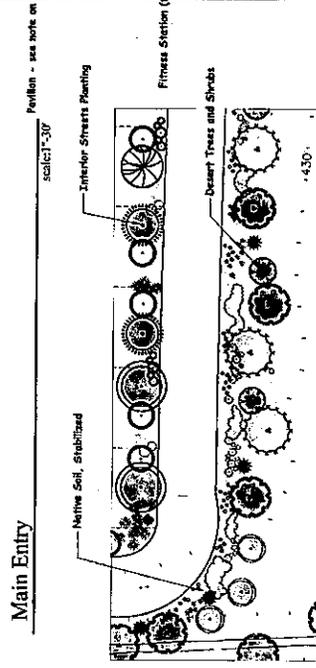
Evaporation Pond Screening



Typical Street Planting



Tree symbols



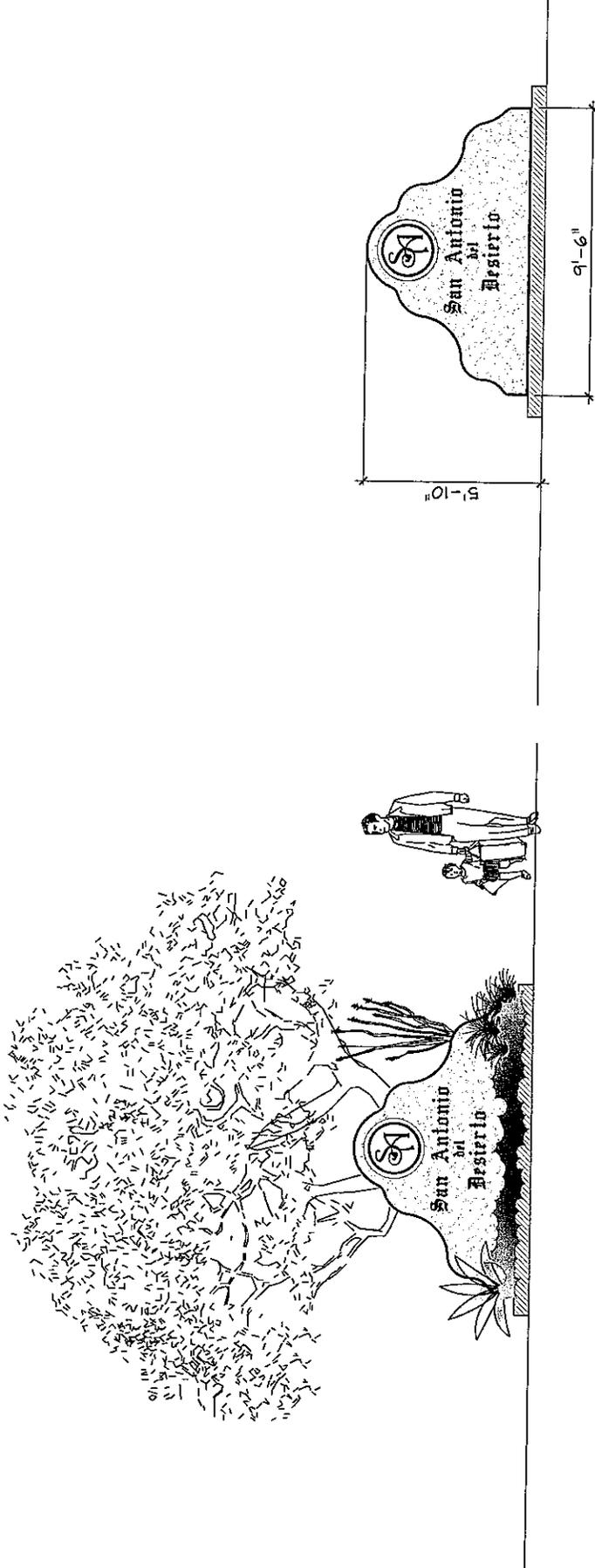
Typical Perimeter Planting

Conceptual Landscape Plan SAN ANTONIO DEL DESIERTO

APN 727-271-003
67075 Highway 111
Mecca, Ca 92254

AviBet Associates, ASLA
Landscape Architecture
45-175 Panorama Drive, Suite C
Palm Desert CA 92260
Tel: 760.774.6877 F: 760.774.6879
www.avibet.com

2nd Submittal, August 2, 2010



Sign Study 1

scale 3/8"=1'-0"

Monument Sign Study

San Antonio del Desierto

67075 Highway 111
 Mecca, California

AviBet Associates, ASLA
Landscape Architecture
 CA Reg #3950 AZ Reg #5071
 45-175 Panorama Drive, Suite C
 Palm Desert CA 92260
 T (952) 776 6677 F (952) 776 6679
 avibet@avibet.com www.avibet.com

Sign Study 1
"Old Hacienda"

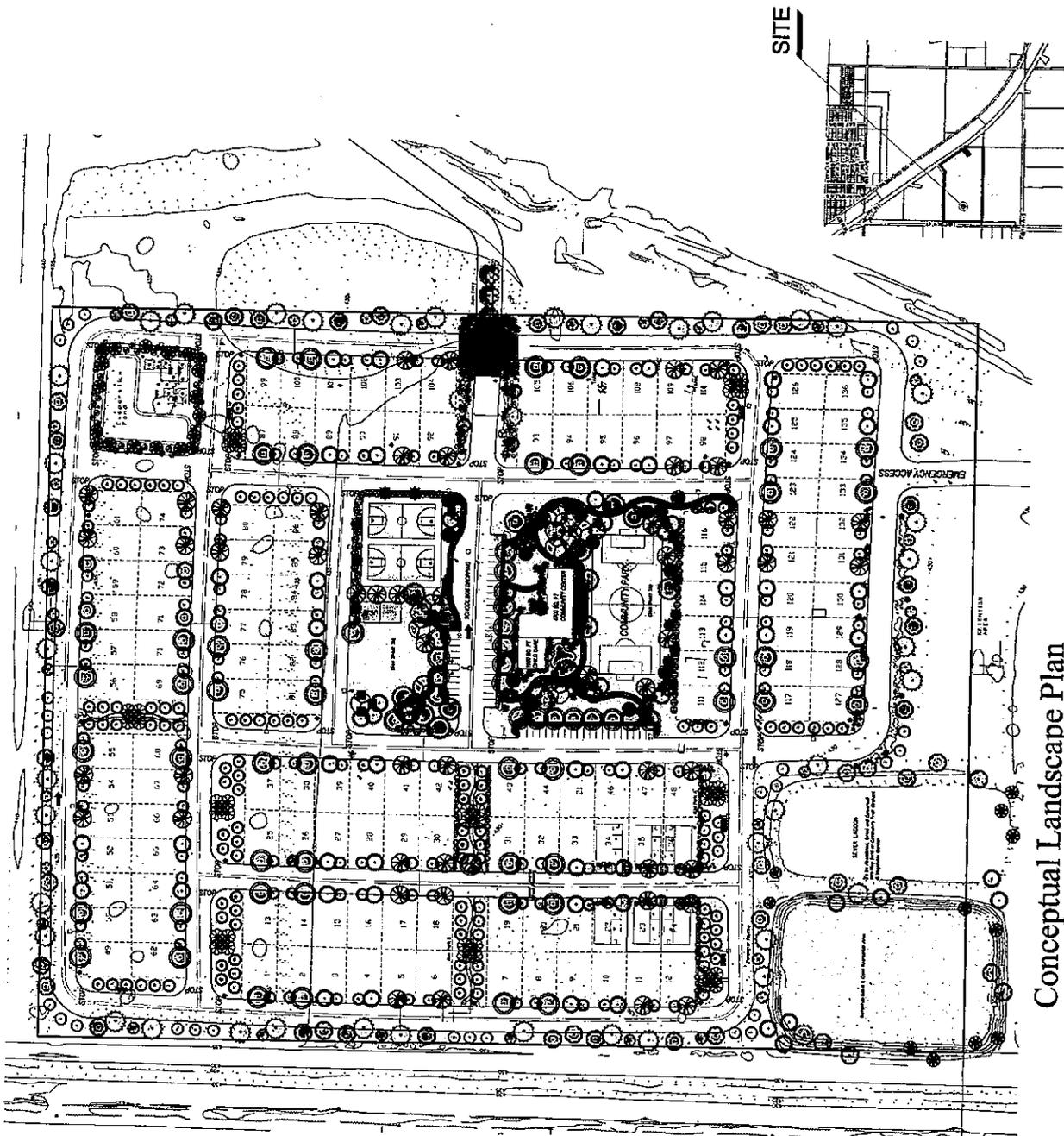
This monument sign is inspired by traditional architectural style of country estates (haciendas) in old ranchos. It is built of concrete blocks plastered with eggshell or light yellow stucco finish with aged look.

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

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

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

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



Sheet 1a
of 2 sheets

VICINITY MAP
//15
Date: 05-15-2010
Drawn by: AB/LS

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

SAN ANTONIO PRELIMINARY PLANTING PALETTE

TREES/PALMS/SPECIMEN PLANTS	SYMBOL	QUANTITY
1. ACACIA	[Symbol]	10
2. AGAVE	[Symbol]	5
3. ANACARDIUM	[Symbol]	15
4. AVICENNIA	[Symbol]	10
5. BACCHARIS	[Symbol]	20
6. BOUTANIA	[Symbol]	10
7. CAESALPINIA	[Symbol]	15
8. CAPPADOCIA	[Symbol]	10
9. CROTON	[Symbol]	15
10. CYPRIPEDIUM	[Symbol]	10
11. EUPHORBIA	[Symbol]	20
12. GONOLABIS	[Symbol]	10
13. GYNERIUM	[Symbol]	10
14. HEDERA	[Symbol]	10
15. JACARANDA	[Symbol]	10
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SHRUBS

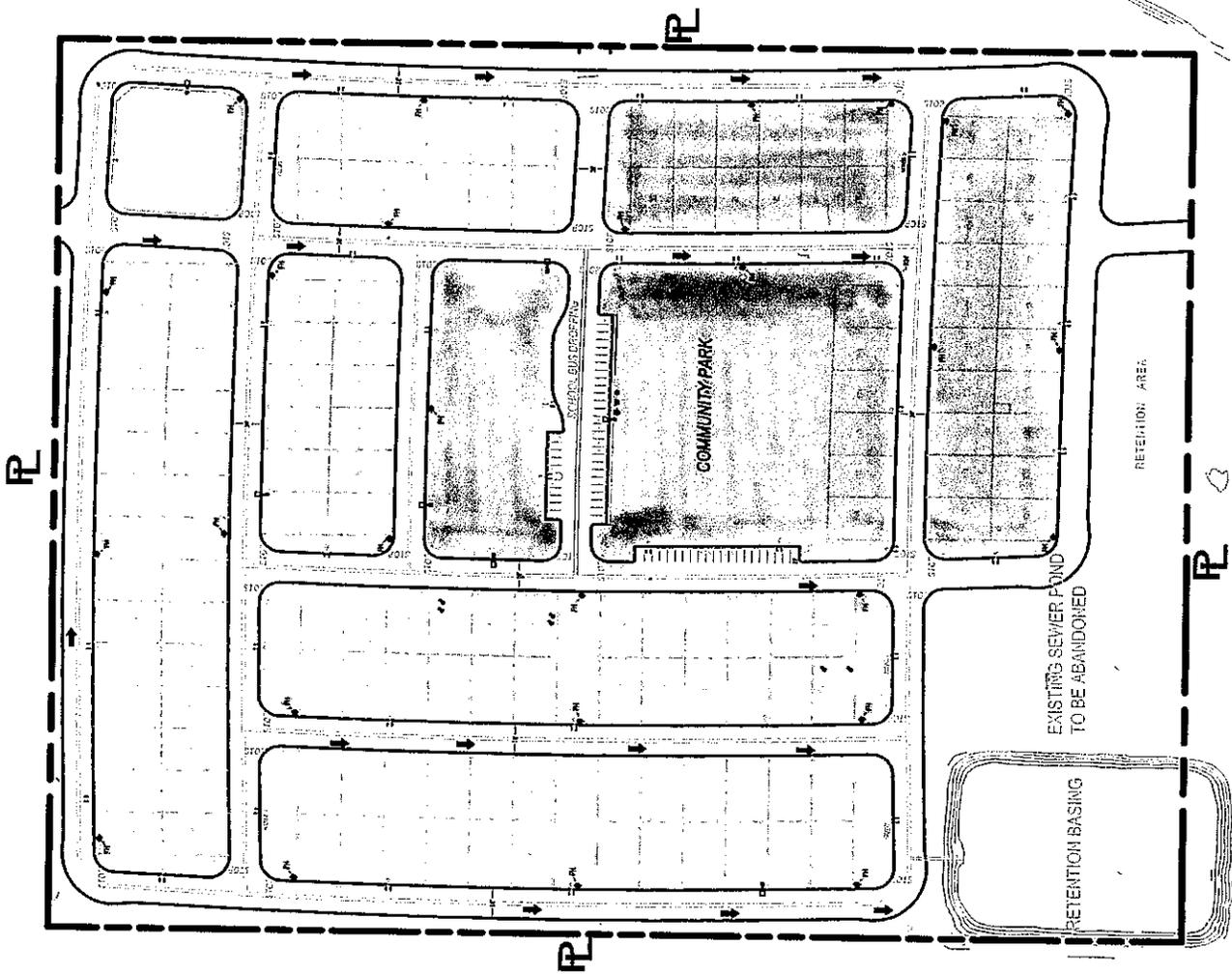
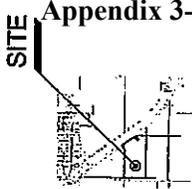
SYMBOL	QUANTITY
1. ACACIA	10
2. AGAVE	5
3. ANACARDIUM	15
4. AVICENNIA	10
5. BACCHARIS	20
6. BOUTANIA	10
7. CAESALPINIA	15
8. CAPPADOCIA	10
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VINES/ESPALIERS

SYMBOL	QUANTITY
1. ACACIA	10
2. AGAVE	5
3. ANACARDIUM	15
4. AVICENNIA	10
5. BACCHARIS	20
6. BOUTANIA	10
7. CAESALPINIA	15
8. CAPPADOCIA	10
9. CROTON	15
10. CYPRIPEDIUM	10
11. EUPHORBIA	20
12. GONOLABIS	10
13. GYNERIUM	10
14. HEDERA	10
15. JACARANDA	10
16. LANTANA	10
17. LEBENECIA	10
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PHASING PLAN

-  FIRST PHASE: 92 SPACES
-  SECOND PHASE: 44 SPACES, COMMUNITY PARK, COMMUNITY CENTER AND CHILD CARE FACILITY



	<p>Robert J. Mainiero, P.E. CIVIL ENGINEERING P.O. Box 2410 Palm Springs, CA 92263 (760) 419-7187 cell (760) 880-1994 fax rjmain@rsjeng.com</p>	<p>COUNTY OF RIVERSIDE SAN ANTONIO DEL DESERTO PHASING PLAN</p>	<p>DATE: JUNE 25, 2003 SCALE: 1" = 80' SHEET NO. 1 OF 1</p>
<p>DATE: 06/25/03</p>	<p>DATE: 06/25/03</p>	<p>DATE: 06/25/03</p>	<p>DATE: 06/25/03</p>

NOTE: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

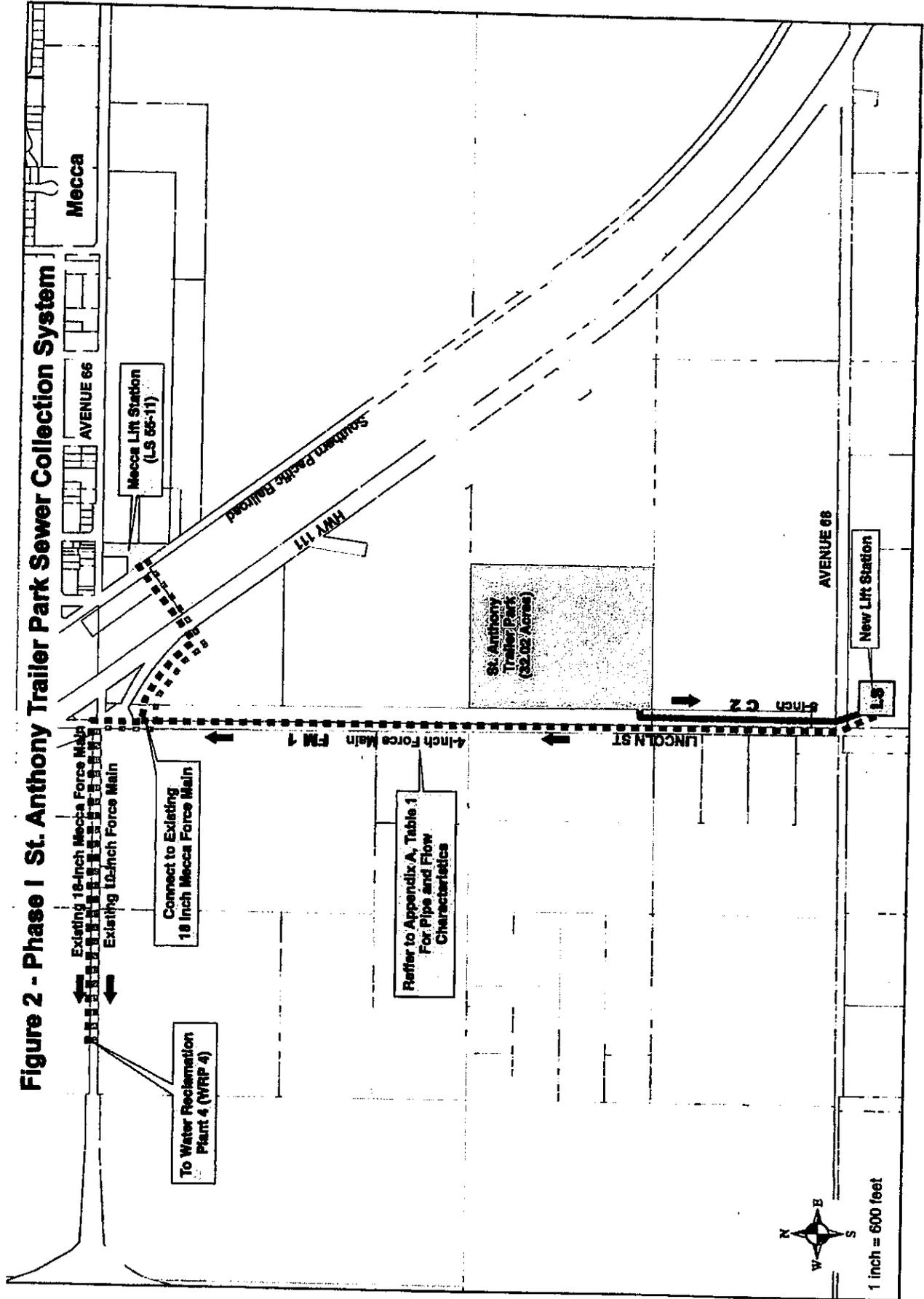


Figure 2 - Phase I St. Anthony Trailer Park Sewer Collection System

Mecca

AVENUE 66

Mecca Lift Station
(LS 65-11)

Southwest Pacific Railroad

Hwy 171

St. Anthony
Trailer Park
(32.02 Acres)

AVENUE 66

New Lift Station

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

Connect to Existing
18 inch Mecca Force Main

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

To Water Reclamation
Plant 4 (WRP 4)

4-inch Force Main

4-inch Force Main

4-inch Force Main



1 inch = 600 feet

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42345

Project Case Type (s) and Number(s): Change of Zone No. 7738 / Conditional Use Permit No. 3645

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Jay Olivas

Telephone Number: (951) 955-1195

Applicant's Name: Pueblo Unido CDC

Applicant's Address: P.O. Box 1130 Thermal, CA 92274

Engineer's Name: Robert Mainiero, P.E.

Engineer's Address: P.O. Box 2410 Palm Springs, CA 92263

I. PROJECT INFORMATION

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

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

C. Total Project Area: 223 Gross Acres

Residential Acres: 223

Lots: 4

Units: Up to 136

Projected No. of Residents: 272

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 727-271-002, 727-271-003, 727-271-007, and 727-271-008

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

C. Foundation Component(s): Community Development

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

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

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

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

H. Adopted Specific Plan Information

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

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

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

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

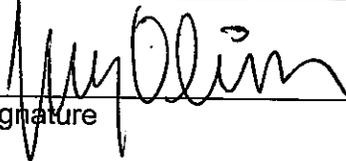
On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature



May 3, 2011

Date

Jay Olivas

Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

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

Mitigation: None required

Monitoring: None required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

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

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

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

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

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

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

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

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

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

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

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

Source: GIS database, County Geologist review

Findings of Fact:

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

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

Monitoring: Monitoring shall be provided by the County Geologist.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02219)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02219)

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02219)

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, County Geologist review (GEO02219)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

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

Findings of Fact:

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

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

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

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

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

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

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project is considered free from ordinary storm flood hazard. The project will partially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have less than significant impact.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.32) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.24) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Source: Riverside County General Plan

Findings of Fact:

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

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

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

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

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

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

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

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

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

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

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

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

VII. AUTHORITIES CITED

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

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

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3645 shall be henceforth defined as follows:

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 16 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 17 USE - PVT RD GRADG PMT RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD SANITARY SEWER SERVICE RECOMMND

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

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

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

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

10.E HEALTH. 3 WATER SYSTEM REQUIREMENTS RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW RECOMMND

MINIMUM required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CFC and Building(s) having a fire sprinkler system.

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

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

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

FLOOD RI DEPARTMENT

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

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

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

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 3 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

to this approval.

10.PLANNING. 10 USE - PHASES ALLOWED RECOMMND

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

10.PLANNING. 12 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 13 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 14 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 15 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

10.PLANNING. 16 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 17 USE - AGRICULTURE CODES RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 20 USE - VOID RELATED PROJECT RECOMMND

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

10.PLANNING. 21 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 22 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 30 USE - BUSINESS LICENSING RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

10.PLANNING. 31

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 32

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

and the Planning Director to discuss the significance of the find.

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 33 USE - GEO02219 RECOMMND

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

GEO02219 concluded:

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

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

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

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

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

RECOMMND

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

7.The hazard from tsunamis is non-existent.

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

GEO02219 recommended:

1. Ground improvement to prevent or mitigate liquefaction.
2. Foundations that use grade beam footings to tie floor slabs and isolated columns to continuous footings, designed to accommodate the estimated differential settlement of 1-inch in a 20-foot span.
- 3.The water tank should be engineer designed for impulsive and convective seismic hydrodynamic pressures and the evaporation pond has a freeboard berm that is the lesser of 3 feet or the depth of impoundment.

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

10.PLANNING. 34 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 35 USE - MAX MOBILE HOME SPACES RECOMMND

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

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - ACCESSORY STRUCTURES RECOMMND

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

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

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

10.PLANNING. 40 USE - SITE IMPROVEMENTS RECOMMND

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

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

10.PLANNING. 41 USE - CHILD CARE FACILITY RECOMMND

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

10.PLANNING. 43 USE - LIMIT OUTDOOR STORAGE RECOMMND

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

10.PLANNING. 44 USE - LIMIT ON SIGNAGE RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

10.PLANNING. 45 USE - FARM LABOR OCCUPANCY RECOMMND

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

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

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

TRANS DEPARTMENT

10.TRANS. 6 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:

<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 11 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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

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

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

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

10.TRANS. 14 USE - RETENTION BASIN RECOMMND

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

10.TRANS. 15 USE - DRAINAGE PROTECTION RECOMMND

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

10. GENERAL CONDITIONS

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

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

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

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

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

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

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

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

PLANNING DEPARTMENT

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

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

AMENDED BY PLANNING COMMISSION 5/25/11

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

20. PRIOR TO A CERTAIN DATE

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

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

20.PLANNING. 6 USE - ANNUAL REPORT RECOMMND

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

ADDED BY PLANNING COMMISSION 5/25/11

TRANS DEPARTMENT

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval.

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

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

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

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

Currently, classes are scheduled monthly by SCAQMD.

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

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

EPD DEPARTMENT

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

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

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

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

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

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

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

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

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

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

PLANNING DEPARTMENT

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.PLANNING. 9 USE - CVWD CLEARANCE RECOMMND

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

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

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

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

60.PLANNING. 15 USE - PM10 MITIGATION PLAN RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PLANNING. 16 USE - FEE STATUS RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

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

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

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

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

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

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

60.TRANS. 5 USE - RETENTION BASIN RECOMMND

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - SUBMIT PLANS 1 RECOMMND

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

60.TRANS. 7 USE - SUBMIT PLAN 2 RECOMMND

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

60.TRANS. 8 USE - EASEMENT FOR DRAINAGE RECOMMND

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

60.TRANS. 9 USE - TYPICAL SITE GRADING RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

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

RECOMMND

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

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3.Submitting a Contractors Statement of Conformance form (284-259).
- 4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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

E HEALTH DEPARTMENT

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

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

80.E HEALTH. 2 TMF PAPERWORK - WATER SYSTEM RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 ENVH - WATER PLANS RECOMMND

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

80.E HEALTH. 4 ENVH - WATER WELLS RECOMMND

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

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 USE - MINIMUM FLOOR AREA RECOMMND

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

80.PLANNING. 10 USE - MAXIMUM DWELLING UNITS RECOMMND

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

80.PLANNING. 12 USE - FENCING PLAN REQUIRED RECOMMND

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

80.PLANNING. 15 USE - MITIGATION MONITORING RECOMMND

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

80.PLANNING. 17 USE - HEIGHT LIMITATIONS RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 21 USE - COLOR/FINISH SAMPLES RECOMMND

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

80.PLANNING. 23 USE - WASTE MGMT. CLEARANCE RECOMMND

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

80.PLANNING. 24 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 25 USE - FEE STATUS RECOMMND

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

80.PLANNING. 27 USE- LC LANDSCAPE SPECIF RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

80.PLANNING. 28 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 29 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 30 USE - LC LNDS CP COMMON AREA MA RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

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

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

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

80.TRANS. 3 USE - TUMF RECOMMND

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

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

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

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

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

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

Standard knuckles shall be constructed to County Standards.

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.TRANS. 7 USE - GEOMETRICS RECOMMND

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

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

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

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

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

or as approved by the Transportation Department.

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - DRAINAGE EASEMENT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

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

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

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

approved grading plan.

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

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 WATER SYSTEM FINAL RECOMMND

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

90.E HEALTH. 2 TITLE 25 COMPLIANCE RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

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

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

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.FIRE. 5 FINAL INSPECTION RECOMMND

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

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

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

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

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

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

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

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

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 57 parking spaces shall be provided around the perimeter of the community center building as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

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

height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 14 USE - INSTALL BIKE RACK RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 51

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - WALL/BERM REQUIRED RECOMMND

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

90.PLANNING. 20 USE - TRASH ENCLOSURES RECOMMND

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

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

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

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

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

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

90.PLANNING. 33 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 53

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

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

for incorporation into their Regional Locality Inventories.

90.PLANNING. 34 USE - LC LNDS CP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 35 USE - LC LNDS CP INSPCT RQMNTS RECOMMND

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 54

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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

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

TRANS DEPARTMENT

90.TRANS. 3 USE - CALTRANS 1 RECOMMND

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

90.TRANS. 12 USE - IMPROVEMENTS RECOMMND

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

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

06/14/11
07:21Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - UTILITY PLAN

RECOMMND

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

90.TRANS. 16 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 22 USE - IMP PLANS

RECOMMND

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

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

06/14/11
07:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 56

CONDITIONAL USE PERMIT Case #: CUP03645

Parcel: 727-271-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23 USE - DRAINAGE IMPROV COMPLETE RECOMMND

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

90.TRANS. 24 USE - OWNER MAINTENANCE NOTICE RECOMMND

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

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

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 13, 2010

RECEIVED

JUL 15 2010

Riverside County
Planning Department
Desert Office

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

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

Dear Mr. Olivas:

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

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

Appendix 3-4: San Antonio del Desierto DAC Sewer Extension Project Supporting Documents

Jay Olivas, Project Planner
CUP No. 3645
July 13, 2010
Page 2

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

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

Sincerely,



Ryan Ross
Planner IV



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

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

November 18, 2010

Redwine and Sherrill, Attorneys

File: 0163.1

0421.1

0721.1

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

Dear Mr. Olivas:

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

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

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

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

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

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

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

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

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

Jay Olivas
Riverside County
Planning Department

2

November 18, 2010

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

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

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

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

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

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

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

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

Jay Olivas
Riverside County
Planning Department

3

November 18, 2010

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

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

Yours/very truly,



Mark L. Johnson
Director of Engineering

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

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

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

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

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

070917-3



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
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July 8, 2010

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1

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

RECEIVED

JUL 19 2010

Riverside County
Planning Department
Desert Office

Dear Mr. Olivas:

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

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

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

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

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

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

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

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

Jay Olivas
Riverside County
Planning Department

2

July 8, 2010

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

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

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

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

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

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

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

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

Jay Olivas
Riverside County
Planning Department

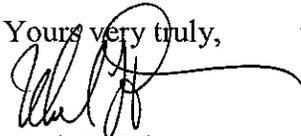
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July 8, 2010

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

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

Yours very truly,



Mark L. Johnson
Director of Engineering

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

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

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

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

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

070917-3

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300



*Flex your power!
Be energy efficient!*

December 23, 2010

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

Dear Mr. Olivas:

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

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

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

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

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

Mr. Jay Olivas
December 23, 2010
Page 2

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

Sincerely,

Original signed by Daniel Kopulsky

DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review

c: Richard Goh, Encroachment Permits-Riverside County

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road

Palmdale, CA 92211

RECEIVED JUN 23 2010

DATE: June 17, 2010

JUL 07 2010

Facilities Department
CVUSD

TO:

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

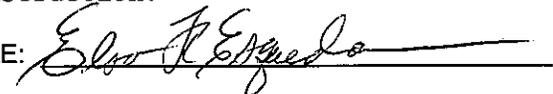
CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 – EA42325 – Applicant: Pueblo Unido CDC – Engineer/Representative: Sergio Carranza - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Medium Density Residential (CD: MDR)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

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

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

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

DATE: June 28, 2010

SIGNATURE: 

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

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RECEIVED

July 12, 2010

JUL 21 2010

Via E-Mail and Regular Mail

jolivas@rctlma.org

Riverside County
Planning Department
Desert Office

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

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

Dear Mr. Olivas:

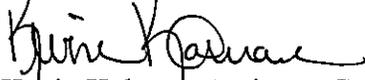
Thank you for providing the Desert Recreation District with a copy of the **Notice of Land Development Committee** regarding **Change of Zone No. 7738/Conditional Use Permit No. 3645**.

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

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Kalman". The signature is fluid and cursive, with the first name "Kevin" and last name "Kalman" clearly distinguishable.

Kevin Kalman, Assistant General Manager

KK/dg

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

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

WITNESSETH:

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

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

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

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

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

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

I. RESPONSIBILITIES OF DEVELOPER

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

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

II. RESPONSIBILITIES OF DISTRICT

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

III. MISCELLANEOUS

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

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

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

DEVELOPER:

By: _____

DISTRICT:

DESERT RECREATION
DISTRICT OF RIVERSIDE
COUNTY, CALIFORNIA

By: _____

STAN FORD
General Manager

Olivas, Jay

Subject: FW: CUP03645 Pueblo Unido

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

This is correct.

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

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

Thanks.

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

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207738 DATE SUBMITTED: MAY 27, 2010

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PUEBLO UNIDO CDC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MULTINATIONAL INVESTMENTS

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

SEE LOT LINE ADJUSTMENT SIGNATURE ON FILE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-271-003

Section: 7 Township: 7 SOUTH Range: 9 EAST

Approximate Gross Acreage: 75

General location (nearby or cross streets): North of AVENUE 68TH, South of HIGHWAY 111, East of LINCOLN STREET, West of JOHNSON STREET.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR CHANGE OF ZONE

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

CURRENTLY THE ZONE IS RR AND W2. THE PLANNING DEPARTMENT HAS REQUESTED TO HAVE A UNIFORM ZONE TO W2

Related cases filed in conjunction with this request:

LAND LOT ADJUSTMENT, AND CONDITIONAL USE PERMIT

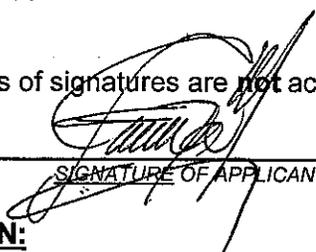
APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

PUEBLO UNIDO CDC
PRINTED NAME OF APPLICANT

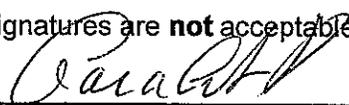

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MULTINATIONAL INVESTMENTS
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-271-003

Section: 7 Township: 7 SOUTH Range: 9 EAST

Approximate Gross Acreage: 75

General location (nearby or cross streets): North of 68TH AVENUE, South of HIGHWAY 111, East of LINCOLN STREET, West of JOHNSON STREET.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

THE PROPOSED PROJECT INTENDS TO BUILD NEW 136 UNIT MOBILE HOME PARK. CURRENTLY, THERE IS AN EXISTING 95 UNIT MOBILE HOME PARK THAT WILL BE REMOVED FOR A COMMUNITY PARK, COMMUNITY AND CHILD CARE CENTER

Related cases filed in conjunction with this request:

LOT LINE ADJUSTMENT, AND CHANGE OF ZONE

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 80,667

Estimated amount of fill = cubic yards 80,667

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

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?
0

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 300,000 sq. ft.

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

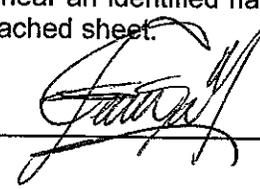
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 7/15/10

Owner/Representative (2) _____ Date _____



Pueblo Unido CDC

of the Eastern Coachella Valley

February 2, 2011

Jay Olivas, Planner

Riverside County Planning Department

Ref: CUP 03645 - San Antonio del Desierto
Miscellaneous Items

Dear Jay,

This is in response to your questions and comments listed below:

- 1) Submit Phasing Plan. How are the units going from 100 units to 136 units? What is the timing, how replaced, how many at one time?

The first phase consists of constructing 92 spaces with an estimated 8 months period. Families will initiate the application process to obtain a new mobile home under the Riverside County EDA prior the beginning of construction. Once the new spaces are available, new mobile homes will be setup. Families will relocate to the new mobile homes and the old mobile home will be removed from the site. The number and timing of setup will be determined by EDA staff.

The Second phase consists of removing existing substandard mobile homes, demolition and cleans up of existing mobile home park. Then the construction of 44 new spaces, Community Park, community center and child care facility with an estimated 12 month period. The process of setting and relocating new families will be the same as indicated in the first phase (Please enclosed Phasing Plan).

- 2) Submit simplified graphic (PDF) (8x 11) on future sewer line extension with distance, existing and proposed water system, existing and proposed access.

Please attached Diagram by CVWD.

- 3) Please provide total parking space count including ADA spaces around community center.

The parking space count including ADA spaces around community center is 57.

- 1) Please submit color sample board of community bldg (8x10 prints) (12 copies)

Please see enclosed sample board of community building

- 2) What are hours of operation of day care center? How many children?

The hours of operation of the day care are as follows:

Monday thru Friday from 7:00 am to 3:00 pm

Saturdays from 7:00 am to 3:00 pm

The child care facility will have a capacity of 15 children

- 3) Submit existing sign picture or diagram.

Please see enclosed sign design.

- 4) Please address Mecca Design Guidelines (see www.rctlma.org/planning under dev process)

San Antonio del Desierto will integrate authentic cultural features including the Traditional Mexican Small Town ambiance and themes that will blend with the natural desert and agricultural environment. Onsite construction and architectural design will incorporate traditional Spanish elements such wrought-iron fences, park entrance and monument signs that will complement the community center and child care facility's rich smooth stucco walls and Capistrano roof architectural design. This environment will be surrounded by native drought-tolerant plants. The community park will provide areas for pedestrian crossing using interlock pavers to add the ultimate accent to the area. Access to the site will include 60' ROW primary and secondary access. These components are based on the existing Mecca Design Guidelines.

- 5) Are you proposing a life of permit on the CUP?

The proposed CUP is for a 55 years.

- 6) Have noise impacts from traffic been addressed?

Our civil engineer, Robert J. Mainiero has already submitted a letter addressing the noise impacts.

- 7) Please note final zone change documents will need to be submitted post PC.

Final zoning plans will be submitted post planning commission.

- 8) What type of Lighting Plans are proposed?

The project lighting plan will include low to the ground or shielded and hooded high pressure sodium lights to avoid shining onto adjacent properties and streets. Street lights, and lighting at the park entrance and community park will be installed.

9) Are all units min 750 SF?

The mobile homes are typical 48'x 24 feet (1,152 SF)

10) Have you contacted Desert Recreation Dist to see if Park Fees apply?

We have contacted Kevin Kalman from the Desert Recreation District. The district is in the process of drafting a letter indicating the applicable fees.

11) What sort of fencing is proposed?

The proposed fencing is a ½ wrought-iron fence at the east, west and south, and grout block wall at the north

12) Call Bldg Dept to see if Dev Impact Fees apply (Ord 659)

We have contacted the Riverside County Building Department and indicated that Development Impact Fee will apply.

Civil Engineering and Related Assistance

P.O. Box 2410

Palm Springs, California 92263

(760) 413-7127 cell

(760) 320-1994 fax

psbob596@aol.com

January 14, 2011

Mr. Jay Olivas
Riverside County Planning Department
4080 Lemon Street---12th Floor
Riverside, CA 92201

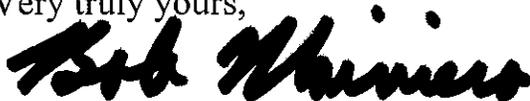
Re: Assessment of Traffic Noise Impact
St. Anthony's Mobilehome Park---County of Riverside
APN 727-271-003
West Side of State Highway 111, Avenue 66
Portion of Section 17, T7S, R9E, SBM

Dear Jay:

The existing mobilehome units are more than 1100 feet from Highway 111, more than 500 feet from Lincoln Street, more than 1400 feet from Avenue 68, and more than 2900 feet from Avenue 66. I believe that the traffic noise impact will be minimal.

If you have any questions in regard to the above, please contact me or Sergio Carranza.

Very truly yours,



Robert J. Mainiero, P.E.

cc: Sergio Carranza

Appendix 3-4: San Antonio del Desierto DAC Sewer Extension Project Supporting Documents
NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

CHANGE OF ZONE NO. 7738 / CONDITIONAL USE PERMIT NO. 3645 – Intent to Adopt Mitigated Negative Declaration – Applicant: Pueblo Unido CDC – Representative: Sergio Carranza - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) – Location: Northerly of Avenue 68, southerly of State Highway 111, easterly of Lincoln Street in Mecca, CA – 223 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R), Controlled Development Areas – ½ Acre Minimum (W-2). **REQUEST:** The Change of Zone proposes to modify existing zoning from Rural Residential (R-R) and Controlled Development Areas (W-2) to Controlled Development Areas (W-2). The conditional use permit proposes to replace an existing 100 unit mobile home park with a new 136 unit mobile home park to be built in two phases with Phase I consisting of 92 spaces and Phase II consisting of 44 spaces along with a 6,200 square foot community building up to 20 feet in height including child care center, community park, recreational facilities, and retention basins. Primary road access is proposed from Avenue 68 and secondary road access is proposed from State Highway 111. APN's: 727-271-002, 727-271-003, 727-271-007, and 727-271-008. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 25, 2011
PLACE OF HEARING: City of La Quinta
Council Chambers
78-495 Calle Tampico
La Quinta, CA 92247

For further information regarding this project, please contact Jay Olivas, Project Planner at 951-955-1195 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.htm

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/2/2011.

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

APN (s) or case numbers CUPO3645 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

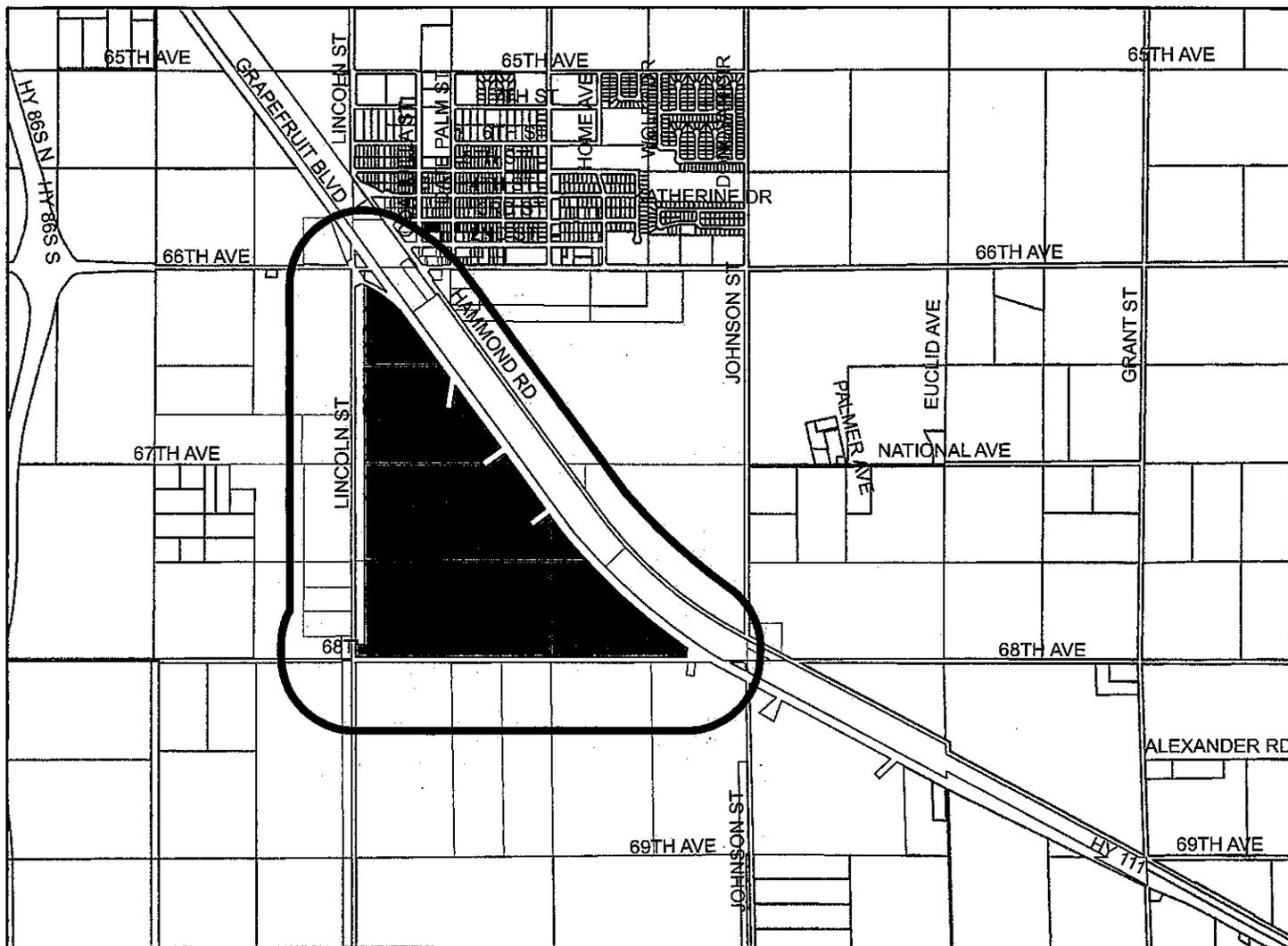
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

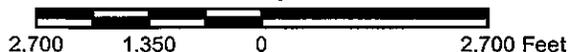
✓ 5/2/2011 *CJM*
Expires: 11/2/2011

1000 feet buffer



Selected Parcels

727-182-040	727-182-048	727-260-017	727-250-007	727-290-016	729-050-001	729-040-003	729-040-004	729-040-005	729-040-006
727-272-026	727-272-027	727-272-034	727-165-040	727-184-034	727-184-035	727-193-042	727-272-022	727-272-030	727-260-022
727-271-010	727-271-011	727-271-015	727-272-008	729-020-009	727-272-007	727-184-028	727-184-038	727-260-014	727-260-020
727-181-008	727-181-009	727-100-007	727-100-025	727-165-034	727-290-013	727-290-017	727-250-005	727-165-043	727-165-032
727-184-009	727-260-015	727-250-006	727-271-002	727-271-003	727-271-005	727-271-007	727-271-008	727-271-013	727-271-016
729-040-001	729-040-002	727-184-033	727-184-008	727-184-010	727-184-011	727-184-015	727-184-016	727-184-024	727-184-030
727-184-031	727-184-032	727-184-036	727-184-037	727-272-021	727-272-031	727-260-016	727-260-018	727-100-017	727-100-018
727-164-003	727-185-003	727-185-004	727-272-010	727-272-011	727-272-012	727-272-013	727-290-015	729-040-015	729-050-023
727-186-005	729-040-017	727-184-021	729-020-006	727-100-026	727-186-006				



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

ASMT: 727100025, APN: 727100025
FELIX CHUO, ETAL
P O BOX 1329
THERMAL CA 92274

ASMT: 727182048, APN: 727182048
ABESUD HALUM, ETAL
49765 HARRISON ST
COACHELLA CA 92236

ASMT: 727165032, APN: 727165032
LETICIA SERRATO, ETAL
P O BOX 206
MECCA CA 92254

ASMT: 727184009, APN: 727184009
LUCILLE GOACHER, ETAL
C/O CHERYL COUSINS
P O BOX 7243
BRECKENRIDGE CO 80424

ASMT: 727165034, APN: 727165034
HORTENCIA RAMOS
P O BOX 2311
MECCA CA 92254

ASMT: 727184021, APN: 727184021
STEVEN HOLIAN
P O BOX 20536
BAKERSFIELD CA 93390

ASMT: 727165040, APN: 727165040
COUNTY OF RIVERSIDE
C/O SURVEYORS OFFICE
4080 LEMON ST 8TH FL
RIVERSIDE CA 92501

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91193 2ND ST
MECCA, CA. 92254

ASMT: 727165043, APN: 727165043
LADISLAO RAMIREZ, ETAL
P O BOX 386
MECCA CA 92254

ASMT: 727186005, APN: 727186005
STATE OF CALIF
C/O REAL PROP DIVISION
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 727181008, APN: 727181008
EDDIES PLACE INC
C/O EDDIE LEON
P O BOX 368
MECCA CA 92254

ASMT: 727186006, APN: 727186006
TORRES MARTINEZ DESERT CAHUILLA INDIAN
P O BOX 1160
THERMAL CA 92274

ASMT: 727181009, APN: 727181009
EDDIES PLACE INC
C/O EDDIE LEON
48651 HEPBURN DR
INDIO CA 92201

ASMT: 727193042, APN: 727193042
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C/O REAL PROPERTY DIVISION
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RIVERSIDE CA 92502

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BEVERLY HILLS CA 90211

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ASMT: 727250007, APN: 727250007
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C/O SILVERIA VILLALOBOS
83961 CAROLINA CT
INDIO CA 92203

ASMT: 727272031, APN: 727272031
REDEVELOPMENT AGENCY COUNTY OF RIVEI
C/O AMELIA M VAILUU
3525 14TH ST
RIVERSIDE CA 92501

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C/O MICHAEL MARSHALL
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HUNTINGTON BEACH CA 92649

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P O BOX 788
MECCA CA 92254

ASMT: 727260016, APN: 727260016
RODOLFO HUERTA, ETAL
P O BOX 1980
MECCA CA 92254

ASMT: 727290016, APN: 727290016
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

ASMT: 727260017, APN: 727260017
ANNE THOMPSON VISSER
77860 COTTONWOOD COVE
INDIAN WELLS CA 92210

ASMT: 727290017, APN: 727290017
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251

ASMT: 727260018, APN: 727260018
SHAMROCK PROP
C/O MICHAEL P BURKE
28 HAMMOND STE F
IRVINE CA 92618

ASMT: 729020006, APN: 729020006
SUNRISE MARSH
C/O LARRY H STRASBAUGH
P O BOX 1248
SAN LUIS OBISPO CA 93406

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DESERT DIAMOND PARTNERS
C/O MARTIN A LEVY
11400 W OLYMPIC NO 330
LOS ANGELES CA 90064

ASMT: 729020009, APN: 729020009
CVCWD
P O BOX 1058
COACHELLA CA 92236



ASMT: 729040002, APN: 729040002
MULTI NATIONAL INV
4213 ALONZO AVE
ENCINO CA 91316

ASMT: 729040004, APN: 729040004
BRUCE NOTT
3184 AIRWAY AVE NO J
COSTA MESA CA 92626

ASMT: 729040006, APN: 729040006
BRUCE NOTT
3184 AIRWAY BLDG J
COSTA MESA CA 92626

ASMT: 729040017, APN: 729040017
STATE OF CALIF
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

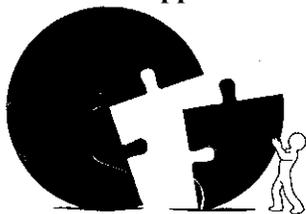
ASMT: 729050001, APN: 729050001
BELL LAIW, ETAL
141 CAMPBELL AVE
REDLANDS CA 92373

ASMT: 729050023, APN: 729050023
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

Applicant:
Pueblo Unido CDC
53-040 Avenida Mendoza
La Quinta, CA
92253

Owner:
Multi National Inv
91250 Avenue 68
Mecca, CA 92254

Eng-Rep:
Bob Mainero
P.O. Box 2410
Palm Springs, CA 92263



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3645

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

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

COMPLETED/REVIEWED BY:

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

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

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

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

Please charge deposit fee case#: ZEA42325 ZCFG05688

FOR COUNTY CLERK'S USE ONLY



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42325 Conditional Use Permit No. 3645

Project Title/Case Numbers

Jay Olivas
County Contact Person

951-955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Pueblo Unido CDC
Project Applicant

P.O. Box 1130 Thermal, CA 92274
Address

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

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

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

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

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA42325 ZCFG05688 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1101206

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

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

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

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

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

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1001544

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

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

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

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

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

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

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

Additional info at www.rctlma.org

Market Study:

The Unincorporated Community of Mecca

Project:

San Antonio del Desierto

by

Elena Blank Gross

TABLE OF CONTENTS

- I. Executive Summary and Conclusions**
- II. Project Description**
- III. Delineation of Market Area**
 - A. Location and Boundary
 - B. Demographics
 - C. Target Tenant Population
 - D. Existing Housing Structures
 - E. Comparable Developments and Local Amenities
 - F. Description of the Site, Neighborhood and Accessibility
 - G. Crime Statistics for the Surrounding Mecca Area
- IV. Market Area Economy**
 - A. Employment Type by Economic Sector
 - B. Unemployment Rate
 - C. The Economy of the Coachella Valley and the Mecca Area
 - D. Mecca Major Economic Factors
 - E. Available Affordable Housing
- V. Population, Household and Income Trends**
 - A. Population Growth Trends
 - B. Mecca Population Distribution
 - C. Age Distribution
 - D. Demand Estimate
- VI. Competitive Rental Market**
 - Attachment A Market Survey**
 - 1. Number of Farmworkers in the Primary Market Area.
 - 1.1. Demographic Patterns
 - 2. Number of Farmworkers in the Secondary Market Area
 - 3. Type of Farmworker Housing Needed in the Market Area
 - 3.1. Additional Factors Impacting on the Health, Safety, and Welfare of Farmworker Housing in the Unincorporated Areas of the Eastern Coachella Valley
 - 4. Current Availability of Farmworker Housing in the Mecca area
 - 4.1. Number of Currently Known and Projected Farmworker Projects
 - 4.2. Types of Housing
 - 5. Vacancy Rates
 - 5.1. General Vacancy Rates
 - 5.2. Farmworker Vacancy Rates in the Mecca Area
 - 6. Housing Costs
 - 6.1. Farmworkers and Regular Housing
 - 6.2. Housing Conditions

7. Photographs of Existing Farmworker Housing in the Mecca Primary Market Area

List of Tables

Table 1	Economic Demographics Difference between the Mecca and National Economic Demographics
Table 2	Crime statistics in the City of Coachella
Table 3	Significant Economic Sectors by Business Mecca Target Area - Year 2007
Table 4	Significant Economic Sectors by Business Mecca Target Area - Year 2007
Table 5 ¹	Employed Civilians- By Occupation Target Area- Year 2007 Mecca Area
Table 6	Coachella California and Unincorporated Area Type of Employment
Table 7	Mecca Labor Force, Employment, and Unemployment January 2007
Table 8	Civilian Labor Force Historic Trend 2000-2008
Table 9	Unemployment Mecca Target Area, County National Average
Table 10	Mecca Labor Force, Employment, and Unemployment January 2007
Table 11	Unemployment Rate Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA) (Riverside and San Bernardino Counties)
Table 12	Renter Households Overpaying by Income Group-Community of Mecca 2000
Table 13	Renter Households Overpaying by Income Group-Community of Mecca 2000
Table 13a	Mecca Income Legibility
Table 14	Population - County and Target Area
Table 15	Race/Ethnic Population Percentages
Table 16	Area Share of county, State and National Population
Table 17	2007 Population Distribution
Table 18	Population Projections
Table 19 ²	Mecca Target Area Age Distribution
Table 20	Estimate of Household Incomes in \$ 5,000 or \$ 10,000 Increments
Table 21	Demographic Projections for the Mecca CDP.

Attachment A Tables

Table 1	Sources of Labor for the Mecca California Region
Table 2	Mecca California Claritas Survey Target Area - Year 2007
Table 3	Number of Farmworkers in the Duros Mobile Home Park, Located in the Mecca, California area

1 Data Source: CLARITAS, 2007 Demographic Survey

2 Data Source: 2007 Demographic Snapshot Report, CLARITAS, Inc.

3 Data Source: CLARITAS, 2007 Demographic Survey

Table 4	Coachella Valley Economic Sectors by Business
Table 5 ¹	Employed Civilians- By Occupation Target Area- Year 2007 Mecca Area
Table 5a	Arsenic Sampled Test Results from Various Mobile Home Parks in the Mecca and Thermal Region. Rural Community Assistance Corporation 2010
Table 6	Summary of Dwellings by type of Dwelling and Participation
Table 7	Mecca Labor Force, Employment, and Unemployment January 2007
Table 8	Vacancy Rates in Permanent Structures, CAWHS, 1999
Table 9	Percent Renters and Median Monthly Total Rental CAWHS, 1999
Table 10a	Duros Community Housing ownership status
Table 10b	Duros Mobile Home Park Survey Rental Average monthly rents (257 trailers) 1,479 residents.
Table 11	Average Number of Residents per Dwelling, CAWHS, 1999
Table 12	Average Number of Residents per Room, By Type of Dwelling CAWHS, 1999
Table 13	Median 1998 Family Income, CAWHS, 1999 vs. Median 1999 Family Income, Community-wide, Census, 2000

1 Data Source: CLARITAS, 2007 Demographic Survey

I. Executive Summary and Conclusions

Elena Blank Gross as an independent consultant has prepared a comprehensive marketing study to document and analyze the existing housing and market conditions for Farmworker population in the unincorporated community of Mecca, California. The research and information contained on this study outlines new remarkable issues in addition of the pervasive housing conditions that still plague the eastern Coachella Valley. The proposed San Antonio del Desierto project is an innovative approach which effectively responds to the need of housing preservation and a compelling strategy to prevent potential displacement of families.

Significant societal problems, economic viability of the agricultural economic sector, lack of current information as to the population count and accurate information on the specific housing needs for the Farmworker population indicates that this is a high needs population.

Anecdotal information and various estimation reports from state government agencies are the most accurate sources of information. Reports from various Census counts may not reflect the true nature of the Farmworker demographics due in large part to the rural nature of the primary market area and lack of accurate documentation procedures for the Farmworker population.

Various sources indicate that there is a high demand for housing that is able to accommodate the low income of the Farmworker population. San Antonio del Desierto responds and accommodates that demand.

Assumption and Limiting Conditions

1. Unit demand was based on anecdotal reports, general household growth trends, income and the number, type and availability of existing competitive projects in the Mecca Market Area of Riverside County, California.
2. The forecast projections or estimates contained in this study are based on current market conditions, anticipated supply and demand factors based on anecdotal reports and a continued stable agricultural economy. These forecasts are subject to changes with revised future conditions.
3. The information provided by others is believed to be reliable, and sources of information have been documented, however, no warranty is given for the accuracy of anecdotal information and reports.
4. All maps, plot plans and design material are assumed to be correct.
5. Only preliminary plans and specifications were available for use in the preparation of this report. Any subsequent changes to those plans and specifications may affect the conclusions and findings.
6. The occupancy rate of this project is conditional upon a comprehensive marketing plan being implemented by the owners/managers of the project.

7. The information obtained from the census report is known to under count the Farmworker population due to the fluctuating nature of the special needs population.

II. Project Description

Pueblo Unido CDC (PUCDC) proposes to rehabilitate San Antonio del Desierto, formerly known as Lake St. Anthony, 95 units mobile home park currently with code violations and substandard conditions with a construction of new 136 spaces for existing year-round, extremely low Farmworker income families that resides at the park. The project is located east Lincoln St, north of Avenue 68th, west of Johnson Street and south of Highway 111. The project will future 36' paved streets, 50' by 78' foot lots, community park with a community center and child care facility which will serve as on site resource for residents and a facility for local agencies to provide vital educational and social services to residents. Additionally, PUCDC will implement an on site Reverse Osmosis Water Treatment Facility to address the high levels of Arsenic that exist in the area. Currently, the local water district is at capacity to serve new project in Mecca.

PUCDC has submitted a Conditional Use Permit (CUP03645) with the County of Riverside to obtain planning approval for this project, including preparation of a preliminary engineering design for on and off-site improvements, a site plan and special studies.

A copy of the San Antonio del Desierto site plan has been included as Exhibit 2.

III. Delineation of Market Area.

The primary market rental area is the community of Mecca a census designated place in the Eastern Coachella Valley.

A. Location and Boundary

Mecca, a USDA designated Colonia, is a census designated place, (CDP), located in a rural area in the Desert Empowerment Zone of Coachella Valley in Eastern Riverside County. It is a vibrant agricultural community located at the eastern edge of the Coachella Valley just south of the Thermal Community. Its boundary is generally surrounded by the Salton Sea to the south Garfield and Author Street to the west, the All American Canal to the north east, 62nd Avenue to the North and Whitewater river to the West ¹.

B. Demographics

In the year 2000 the Mecca CDP had a population of 5,402 people, 1,049 households and 958 families residing in the CDP. The population density was 1,604.4/km sq, (4,167.1/mi sq). There were 1,059 housing units at an average density of 314.5/km sq, (816.9/mi sq). The racial makeup of the CDP was 24.10% White, 0.11% African

¹ Riverside County General Plan Amendment 2008

American, 1.02% Native American, 0.74% Asian, 70.66% from race, and 3.37% from two or more races. Hispanic or Latino of any race constituted 98.02% of the population.²

As of January, 2007, the Mecca area had an estimated population of 7,101: a growth of 31.5% since the Census of 2000³. Approximately 43 % of families fall below the federal poverty lines⁴, and the majority of the local population constitutes migrant laborers. Every May, the population is estimated to triple by 25,000 to 40,000 giving Mecca the distinction as having the highest population density of any community in rural California, (about 15,000 per square mile).

The median income for a household in the CDP was \$22,973, and the median income for a family was \$21,250. The per capita income for the CDP was \$6,389. About 43.0% of families and 45.5% of the population were below the poverty line, including 52.1% of those under age 18 and 16.8% of those age 65 or over; figures that are considerably higher than the US National average, (Table 1 and Table 2 respectively).

Table 1. Economic Demographics Difference between the Mecca and National Economic Demographics

Categories	Mecca	National
Median Household Income in 1999	22,973	41,994
Families below Poverty Level	43%	9.2%
Individuals below poverty level	45%	12.4%

C. Target Tenant Population

The target tenant population consists predominantly of year round and agricultural migrant workers. Working conditions in the Eastern Coachella Valley are contributing to a high incidence of debilitating health conditions among farm workers. Matched with, meager, stressful and dangerous housing, these conditions impose substantial health risks for workers⁵.

² US Census 2000

³ Mecca Comprehensive Economic Development Strategy Report 2007. Inland Regional Economic Development Corporation

⁴ US Census 2000.

⁵ Pathway to Farm worker Health Care, California Institute for Rural Studies, September 2002.

The unincorporated area of Mecca has the largest concentration of stick-built houses, and there are much smaller groups of houses in Thermal and Oasis. The mobile home parks are mostly small in size, (less than 12 units per park), and are randomly dispersed throughout the triangle. This dispersion tends to isolate the parks from one another and creates transportation hurdles that in turn impact Farmworker access to health care. Public transportation from the park to the more populated areas such as Coachella is virtually nonexistent. Women and children are particularly affected, as they generally remain in parks, while male workers take family automobiles to job sites during the day.

D. Existing housing structures

The majority of structures in the Mecca area are mobile homes of travel trailers. According to the Riverside County Economic Development Administration (EDA), there are at least 307 mobile home parks in the area, with approximately 10 to 15 families in each park. Assuming five people per household a minimum of 15,000 people live in these mobile parks. The parks on the EDA list are mostly without permits and do not comply with local building and safety codes.⁶

E. Comparable Developments and Local Amenities

The small residential community of Mecca is located in an unincorporated area south of the Cities of Coachella and Thermal east of State Route 111. The population of Mecca is composed primarily of agricultural workers employed in the valley on a seasonal and long term basis. The proposed community development project would not divide the community, but is intended to support the members of the community by providing safe, affordable housing and support services for substance abuse recover programs. The proposed community development project would be constructed on land designated for agricultural uses with a Community Development overlay and is in line with the Riverside County General Plan- Hearing Draft- 2008 Eastern Coachella Valley Area plan.

Health: Mecca has one medical clinic staffed by a General Practitioner. John F. Kennedy is located approximately 15.1 miles from the site on Monroe Street in Indio.

Fire: The nearest City Fire Department is located at 91100 4th Street, 1.0 miles from the site.

Education: The Mecca community has one head start facility and is governed by the Coachella Valley Unified school district which has 13 elementary schools, two middle schools, three high schools and one continuation high school. College of the Desert, a two year community college, extensions of University of California, Riverside, Chapman College and University of Redlands, and the Palm Desert Campus of California State University, San Bernardino are located in nearby Palm Desert.

Cultural: Mecca has four churches, one Riverside county library facility located at the Mecca community center, one radio station, one cable TV System, one park and one community center.

⁶ Ayala M. 2002. Patterns of Community Cross Border Migration from a Purhepecha Town: Dispersion of a People and culture.

Shopping: Leon's Market is located within Mecca, at 91200 2nd street, 1.1 miles from the site. Additional shopping can be found in Indio and Coachella along Highway 111. Scaled Maps showing the San Antonio del Desierto Community proximity to a Mecca Health clinic, the Riverside County Farmworkers Resource Center, a Mecca Head Start center a US Post Office and Saul Martinez School have been included as independent exhibits.

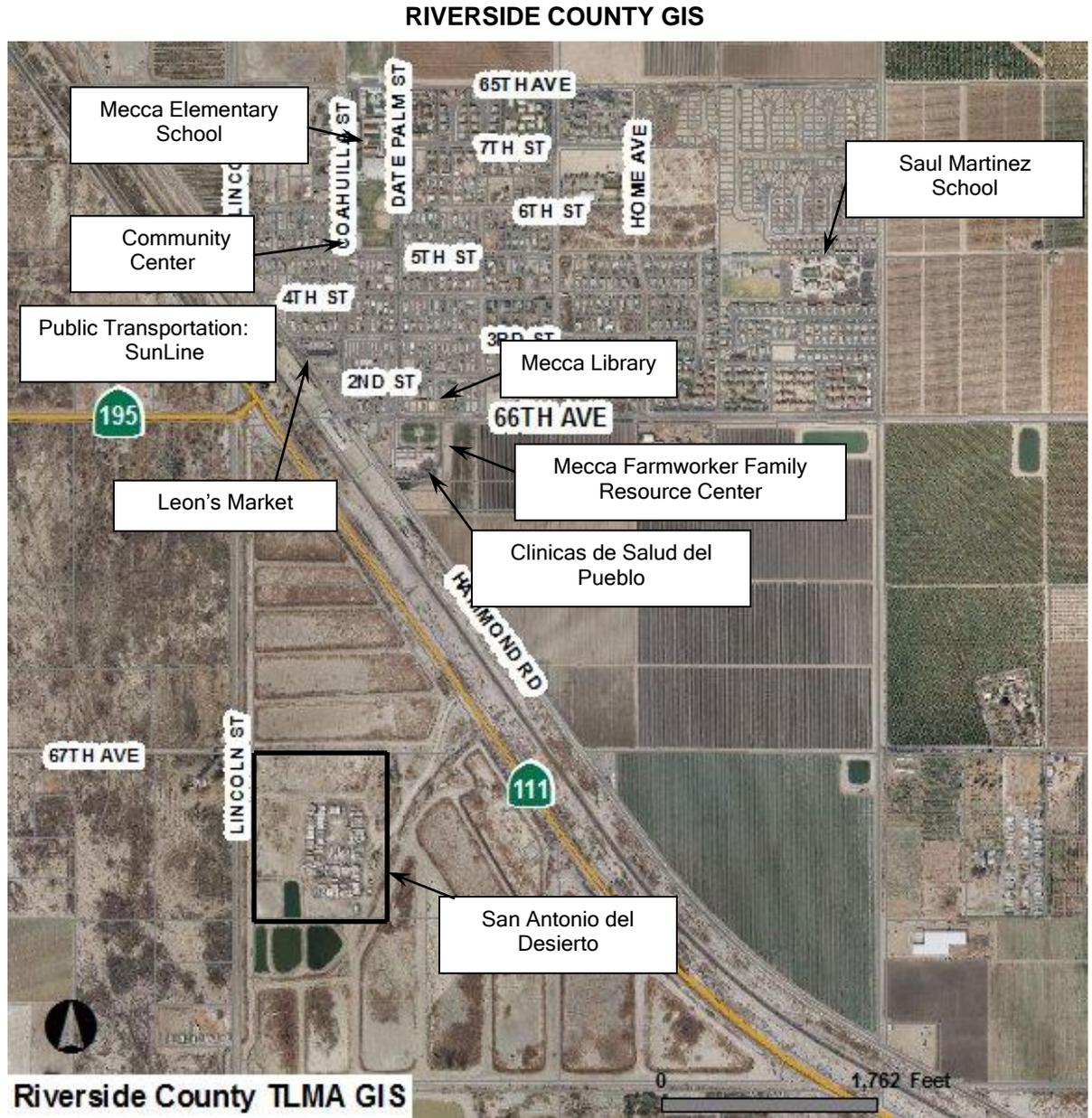
F. Description of the Site, Neighborhood and Accessibility.

A scaled version of the San Antonio del Desierto Neighborhood has been included in Figure 1. The project will be located in a rural community characterized by agricultural development. County roads surround the site on two of the three perimeters of the triangle shaped parcel. There are no residential buildings adjacent to or in the vicinity of the project area.

Adverse conditions: The San Andreas Fault Zone is located approximately three miles northeast of the project site.⁷ There are no active fault zones in the project area immediate vicinity.⁸ No other adverse conditions are known.

⁷ Riverside County Integrated Project General Plan EIR, January 2003.

⁸ Fault Hazard Zones in California: Elquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones. Map. Hart E.W. California Dept. of Conservation, Division of Mines and Geology, revised in 1994. Draft EIR/EIS Coachella Valley MSHCP-October 2004.



San Antonio del Desierto (APN 727-271-003)
Vicinity Map

Figure 1. Scaled Version of the San Antonio del Desierto Site in the Mecca Community Area.

G. Crime Statistics for the surrounding Mecca Area.

The Riverside County Sheriff's Department serves the Community of Mecca. The nearest service station is the Thermal office of community Service, located in Thermal.

Secondary market area statistics of the city of Coachella reflect the only available neighboring crime statistics as illustrated in Table 2. The number of property crimes for the area is high compared to the number of violent crimes.

Table 2. Crime statistics in the city of Coachella.

Crime Type⁹	2006 Total	Per 100,000 People
Overall Coachella Crime Index	1904	5818.4
Coachella Violent Crimes	255	779.2
Coachella Murders	5	15.3
Coachella Rapes	11	33.6
Coachella Robberies	88	268.9
Coachella Aggravated Assaults	151	461.4
Coachella Property Crimes	1649	5039.1
Coachella Burglaries	392	1197.9
Coachella Larceny/Thefts	783	2392.7
Coachella Motor Vehicle Thefts	474	1448.5
Coachella Arsons	13	39.73

IV. MARKET AREA ECONOMY

A. Employment Type by Economic Sector

The current Mecca economy is very modest and does not generate adequate employment for the existing population and labor force. The prevailing employment type is centered on agriculture. Low income and wages reflect the lack of economic diversification and concentration of low paying agricultural, retail and service jobs as demonstrated in table 3. Due to the seasonality and low wages in the agricultural industry, Mecca has a low per capita income and high unemployment rate. The percentage of employed civilians by occupation target area is listed in table 4.

⁹ Federal Bureau of Investigation, UCR Crime report 2006.

Table 3. Significant Economic Sectors by Business Mecca Target Area - Year 2007

Total Businesses	29
Retail Trade	8
Home Improvement Stores	1
General Merchandise Stores	0
Food Stores	3
Auto Dealers & Gas Stations	1
Apparel & Accessory Stores	1
Furniture/Home Furnishings	0
Eating & Drinking Places	2
Miscellaneous Retail Stores	0
Finance -Insurance - Real Estate	5
Banks, Saving & Lending Institutions	0
Securities Brokers & Investment	0
Insurance Carriers & Agents	0
Real Estate-Trust-Holding Co.	5
Services	9
Hotels & Lodging	0
Personal Services	1
Business Services	0
Motion Picture & Amusement	1
Health Services	2
Legal Services	0
Education Services	2
Social Services	1
Other Services	2
Agriculture	0
Mining	0
Construction	0
Manufacturing	1
Transportation, Communications/Public Utilities	2
Wholesale Trade	3
Government and Non-Profit	6
Industries (Private)	23
Public Administration	1

The surrounding labor market area consisting of the Coachella Valley, Cathedral City-Palm Desert, Palm Springs and Desert Hot Springs County Division is displayed in Table 4.

Table 4. Coachella Valley Economic Sectors by Business

Area Population: 318,125 ¹⁰	Total employment: 120,429
Natural Resources & Mining	6,979
Construction	11,771
Manufacturing	4,484
Trade, Transportation & utilities	21,735
Information	2,646
Financial Activities	7,281
Professional and Business Services	12,900
Education and Health Services	18,867
Leisure & Hospitality	23,193
Other Services	6,930
Government	3,643

Table 5¹¹ Employed Civilians- By Occupation Target Area- Year 2007 Mecca Area

		Total/Percentage
Year 2007 Employed Civilians	2,723	100.00%
Management, Business, and Financial	36	1.32%
Professional and Relate Occupations	76	2.79%
Service	466	17.11%
Sales and Office	224	8.23%
Farming, Forestry & Fishing	1,377	50.57%
Construction, Extraction & Maintenance	312	11.46%
Production, Transportation and Material Moving	232	8.52%

The community area referred to below includes Coachella and the surrounding unincorporated regions. Leading group classes of products are food processing, concrete and defense. A list of Coachella Valley agricultural employers has been included.

Table 6. Coachella California and Unincorporated Area type of Employment.

Name of Company	Employment	Products
Valley Pride Inc	350	Machine crop harvesting
Armtec Defense Products, Inc	300	Artillery cartridge cases

¹⁰ U.S. Census, 2000

¹¹ Data Source: CLARITAS, 2007 Demographic Survey.

J & J Brothers construction co	75	Construction
Desert Valley Date, In	50	Crop preparation
Coachella Valley Unified School District	1,750	Public School system
Spotlight 29 Casino	800	Casino
Fantasy Springs Casino	700	Casino
J.F. Kennedy Hospital	700	Hospital
Coachella Valley Water District	477	Public Water Agency
Augustine Casino	400	Casino
Agricultural Employers in the Coachella Valley¹²		
Employer Name	Employer Size	Location
Valley Pride	250-999	Coachella
Sun world Intl Inc	1,000-4,999	Coachella
Richard Bagdasarian	10-19	Mecca
Rancho Packaging Co	10-19	Thermal
Peter Rabbit Farms	250	Coachella
Oasis Distributing	1000-4999	Thermal
Keber Distributing	5-9	Thermal
K&W cooling Inc	10-19	Palm Desert
Hillside Acres Ranch	20-49	Thermal
Growers Transport	20-49	Thermal
Golden Acre Farms	250-999	Thermal
Frank Capurro and Son	50-99	Thermal
Dimare Co	100-249	Thermal
Desert Fresh Inc	10-19	Coachella
Coachella Valley Citrus	250-999	Thermal
CH sales	50-99	Coachella

B. Unemployment Rate

Labor Force

In 2007, the Mecca target area labor force numbered 3,100 comprising 43.6% of the area total population for the current year. Over 0.34 % of the Riverside County’s labor force is located in the Mecca target area. The Riverside County labor force as of May 2008, was 917,100, an increase of more than 25 % over 2000.

Table 7. Mecca Labor Force, Employment, and Unemployment January 2007¹³

	Labor Force	Employed	Unemployment	
			Number	Rate

¹² Economic Development Department

¹³ State of California Employment Development Department Report, 2008.

Mecca Target Area¹⁴	3,100	2,800	300	11.0%
Riverside County	917,100	847,400	69,700	7.6

The Mecca target area has 0.36% of the County’s population, 0.34% of the County’s labor force, but 2.04% of the County is unemployed.

Table 8. Civilian Labor Force Historic Trend 2000-2008

	Labor Force			Percentage Change
	2000	2005	2008	
Mecca Target area	2,352	3100	3,100	0.0%
Riverside County	680, 400	862,900	917,100	0.7%
State of California	16,703,000	17,324,829	18,036,100	4,1%

Table 9. Unemployment Mecca Target Area, County National Average Unemployment Rate

	2005	2007
Target Area	9.9%	11.0%
Riverside	6.9%	5.4%
State of California	7.2%	4.8%
National	6.9%	4.6%

The above figures reinforce the facts that while the economy in the State of California and most of Southern California has experienced significant growth since 2000, and the earlier economic downturns the Mecca target area continues to have unemployment levels higher than the County, State and the United States overall.

Table 10. Mecca Labor Force, Employment, and Unemployment January 2007¹⁵

Labor Force	Employment	Unemployment	Unemployment Rate
3,100	2,800	300	9.9%
			(U.S. Rate 4.6%)

January 2006¹⁶

Labor Force	Employment	Unemployment	Unemployment Rate
3,100	2,800	300	9.9%
			(U.S. Rate 5.1%)

¹⁴ 2000 U.S. Census Bureaus

¹⁵ Source: California – Employment Development Department

¹⁶ Source: California – Employment Development Department

Labor Force	Employment	Unemployment	Unemployment Rate
2,352	2,000	352	9.9%
			(U.S. Rate 4.1%)

The above three tables depict high levels of unemployment in the Mecca area, that have been consistently high, far exceeding the national - U.S. rates of unemployment over the past seven years.

Unemployment Rate Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA) (Riverside and San Bernardino Counties) 2007-2008

The unemployment rate in the Riverside-San Bernardino-Ontario MSA was 7.4 percent in May 2008, up from a revised 6.9 percent in April 2008, and above the year-ago estimate of 5.2 percent. This compares with an unadjusted unemployment rate of 6.5 percent for California and 5.2 percent for the nation during the same period. The unemployment rate was 7.6 percent for Riverside County and 7.2 percent in San Bernardino County.

Table 11. Unemployment Rate Riverside San Bernardino Ontario Metropolitan Statistical Area (MSA) (Riverside and San Bernardino Counties)

Industry ¹⁷	Apr-2008 Revised	May-2008 Preliminary	Change	May-2007	May 2008 Prelim	Change
Total Jobs	1,272,100	1,275,100	3,000	1,297,400	1,275,100	(22,300)
Farm jobs	18,700	19,500	800	19,200	19,500	(300)
Nonfarm jobs	1,253,400	1,255,600	2,200	1,278,200	1,255,600	(22,600)
Natural Resources and Mining	1,300	1,300	0	1,300	1,300	0
Construction	98,600	99,100	500	114,800	99,100	(15,700)
Manufacturing	113,100	113,200	100	119,700	113,200	(6,500)
Trade, Transportation and Utilities	293,400	294,200	800	297,300	294,200	(3,100)
Information	14,700	14,800	100	15,300	14,800	(500)
Financial Activities	47,900	47,700	(200)	50,500	47,700	(2,800)
Professional and Business Services	143,500	144,000	500	145,400	144,000	(1,400)
Educational and Health Services	130,400	130,100	(300)	126,200	130,100	3,900
Leisure and	133,300	133,400	100	135,200	133,400	(1800)

¹⁷

Hospitality						
Other Services	42,700	43,000	300	42,900	43,000	100
Government	234,500	234,800	300	229,600	234,800	5,200

Between April 2008 and May 2008, total nonfarm employment increased by 2,200 to reach 1,255,600 jobs. Total farm employment gained 800 jobs, or 4.3 percent.

Trade transportation and utilities posted the greatest nonfarm month-over increase, adding 800 jobs. Retail trade gained 400 jobs, followed by growth in transportation, warehousing and utilities, (up 300), and wholesale trade, (up 100).

Professional and business services grew by 500 jobs. Administrative and support and waste services added 1,100 jobs, which was offset by a decline of 600 in professional scientific and technical services. Management of companies reported no change in employment levels over the next month.

Construction increased by 500 jobs; here specifically trade contractors reported most of the gain, (up 300). Construction of buildings and heavy and civil construction jobs added 100 jobs each.

Between May 2007 and May 2008, total nonfarm employment decreased by 22,600 jobs, or 1.8 percent. Total farm employment gained 300 jobs, or 1.6 percent.

Government recorded the greatest year over increase, adding 5,200 jobs. Local government gained 4,000 jobs, mostly in local government education, (up to 3,200). State government increased by 1,000, while federal government added 200 jobs.

Educational and Health Services grew by 300 jobs. Healthcare and social assistance gained 3,100 jobs, followed by an additional 800 jobs in educational services.

Construction posted the greatest year-over decline, down 15,700 jobs. Specialty trade contractors accounted for most of the job loss, (down 13,000), mainly in building foundation and exterior contractors, (down 9,000). Construction of buildings decreased by 2,500 jobs, while heavy and civil engineering construction declined by 200 jobs.¹⁸

C. The Economy of the Coachella Valley and the Mecca Area.

By California’s epic geographical standards, the Coachella Valley is not especially large. It measures approximately 35 miles from east to west and averages fewer than 19 miles from north to south. Yet, nine cities and the Mecca CDP lie within its approximately 640 miles of wholly desert terrain. The nine cities are: Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage. Each claims its own pride of place: Palm Springs is the most famous, Indio the largest and oldest, Palm Desert is the commercial hub.

¹⁸ Ibid

Thus far in the new century, this valley has been one of the fastest-growing parts of Riverside County in a consistently fast-growing state. State demographers estimate that 2005 was another year of rapid population growth for the Valley, although not at the same rate as 2004.

Based upon assessed property values and building permit valuations, in 2005, every Valley city but one experienced a double-digit percentage increase. Two increased the total assessed value of their real estate by well over fifty percent. The single exception was Indian Wells, the desert's wealthiest city. Its current assessed property value (\$4.3 billion) gained a "mere" 8.31 percent. Conversely, the two cities showing spectacular increases are Desert Hot Springs and Coachella, historically the Valley's least affluent, yet now with assessed values up by 70.22 percent to \$1.7 billion and 64.53 percent to \$1.5 billion respectively. Both cities have the availability of open land for new building construction opportunities.

This section describes the economy of the Mecca target area.

D. Mecca Major Economic Factors

The Mecca area is a microcosm of the Valley in general. It is a desert community located southeast of Palm Springs. Agriculture continues to be the major industry for field crops and date groves. The area's agricultural heritage dates back to the late 1800's. The warm, year-long growing season combined with ample amounts of water from the Colorado River create a favorable environment for cultivation.

The economy of Mecca is very modest and the preponderance of employment is in agriculture. Low income and wages reflect the lack of economic diversification and concentration of low paying agricultural, retail and service jobs.

San Antonio del Desierto will specifically address the agricultural Farmworker need for stable housing in the middle of an agricultural area, that is experiencing a significant economic turmoil.

Because of seasonality and low wages in the agricultural industry, Mecca has a low per capita income and high unemployment rate.

E. Available Affordable Housing

An important statistics to measure the affordability of housing units in the Mecca Market Area is "overpayment". Overpayment is defined as monthly shelter costs in excess of 35 percent of a household's gross income. The table below illustrates the proportions of renters overpaying by income group in the Community of Mecca. According to the 2000 Census, 30.2 percent of the renter households in Mecca were paying 35 percent or more of their income towards rent. The proportion of households overpaying is highest among the lowest income groups.

Table 12: Renter Households overpaying by income Group-Community of Mecca-2000¹⁹

¹⁹

US 2000 Census

Income Group	Number Overpaying/Total in income Group	Percent
Less than \$ 10,000	102/114	89.5%
\$ 10,000-\$19,999	72/238	30.2%
\$ 20,000-\$34,999	0/127	0%
\$ 35,000- \$ 49,999	0/62	0%
\$ 50,000 or more	0/35	0%
Overall Total	174/576	30.2%

In the County of Riverside, a total of 35.8 percent of the households were overpaying for the housing in 2000, which is 5.6 percent more than the Community of Mecca. Like Mecca, those earning the least are more frequently overpaying for rent.

**Table 13. Renter Households overpaying by Income Group
Riverside County- 2000**

Income Group	Number Overpaying/Total in income Group	Percent
Less than \$ 10,000	18,268/25,023	73.0%
\$ 10,000-\$19,999	24,074/32,922	73.1%
\$ 20,000- \$34,999	11,678/39,579	29.5%
\$ 35,000- \$ 49,999	1,628/25,458	6.4%
\$ 50,000 or more	455/33,857	1.3%
Overall Total	56,103/156,839	35.8%

Approximately 47.2 percent (6,222 households) of the Mecca Market Area general households are less than 50 percent of the designated Riverside County Area Median Income (\$55,700). In addition, 22.5 percent of the households are classified as Low Income (50 to 80 percent of AMI), resulting in 69.7 percent of the households in the Mecca Market Area earning less than 80 percent of the AMI for Riverside County.

Based on the unit size, projected mortgages and annual income levels established by the California Tax Credit Allocation Committee, the following income eligibility ranges were used to determine the percentage of Mecca households with the appropriate income for the subject property.

Table 13a. MECCA INCOME LEGIBILITY

MECCA MARKET AREA		
Income Range	Yearly	Hourly
Income Eligibility Range		
30% of AMI	\$12,891-\$22,050	N/A
40% of AMI	\$17,177-\$29,400	
45% of AMI	\$19,337-\$33,075	
50% of AMI	\$21,462-\$36,750	

Average Farmworker Wage Range-2005 1-2 Years 2+ Years	\$ 14,352-\$17,590 \$ 17,608-\$ 21,288	\$ 7.80- \$ 9.56 \$ 9.57- \$ 11.57
Farmworker Household Income Range-2005 30% of AMI 40% of AMI 45% of AMI 50% of AMI Total	\$ 14,352- \$ 42,576	N/A 16.8% 25.3% 15.9% 27.6% 85.6%

Wages in the Market Area range from \$ 4.47 for sales workers to \$ 29.48 per hour for healthcare practitioners. The income eligibility range for the subject property is from \$ 12,582-\$ 43,020. Most employees in the Market area have annual incomes that fall within the eligibility range.

V. POPULATION, HOUSEHOLD and INCOME TRENDS

A. Population Growth Trends

In 1900, thirty-nine percent, (39%), of the state population resided in one of 48 counties, each with less than two percent of the population. The other 61 percent resided in one of nine counties within California. Growth in Riverside County was most significant between 1980 and 1990. During that period Riverside County experienced a population growth of over 76%, making Riverside County the fastest growing county in the State of California. By 1990, however, only 21 percent of the state population resided in one of 45 counties, each with less than two percent of the population. The other 79 percent resided in one of 13 counties within the State. In the year 2000 Riverside County has approximately 5 percent of the statewide population.

Table 14. Population - County and Target Area²⁰

²⁰ Population Data – U.S. Census – American Community Survey; and California Dept. of Finance, California Demographics; December, 2006.

	2000	2005	2007
State of California	34,336,000	36,728,196	37,172,015
Riverside County	1,500,000	1,911,281	1,953,330
Mecca - area	5,402	6,938	7,101

The above figures show the significant growth that both Riverside County and the area of Mecca experienced from 2000 - 2007. The Mecca area experienced population growth of 31.45% between 2000 and 2007.

Table 15. Race/Ethnic Population Percentages²¹

State of California		Mecca area
White Alone	60.90%	17.70%
Black or African Am. Alone	6.10%	0.20%
Nat. Hawaiian & Other Pacific Islander Alone	0.40%	0.00%
Asian Alone	12.40%	0.60%
Am. Indian & Alaska Native Alone	0.70%	1.30%
Some Other Race	16.40%	76.90%
Two or More Races	3.10%	3.40%
Hispanic	35.50%	98.20%

Natural increase accounted for 87 percent of the Hispanic growth. California added 1,354,437 Hispanics through natural increase between 2000 and 2005 and 202,386 from net migration. The Hispanic proportion of the State's population increased from 8.75 percent from the 2000 census to 2005.

Table 16. Area Share of county, State and National Population

Year	County Share	State Share	National
2000	0.36%	.015%	.0019%
2005	0.36%	.015%	.0019%
2007	0.36%	.015%	.0019%

The target area experienced a modest increase in growth rate from 2000 to 2007. Similarly, the rate of growth, relative to that of the county, state and national was of a modest proportion.

²¹

Data Source: California Department of Finance; Race/Ethnic Population Estimates Report.

B. Mecca Population Distribution

The Mecca target area's 2007 population is estimated at 7,101. This population is differentiated from the remainder of the Riverside County population as indicated in Table 17, below.

Table 17. 2007 Population Distribution

County/Target Area	Population
Riverside County	1,953,330 (100.00%)
Target Area	7,101 (0.36%)

Table 18. Population Projections

Years	2007	2011
Riverside County	1,953,330	2,165,148
Target Area	7,101	8,315

Current population projections anticipate continued growth for Riverside County over the next four years, to an estimated 2,165,148 in the year 2011. Based upon the most recent growth rates for the target area, over the next five years the population is expected to grow by 17.1%, from the current level of 7,101 to approximately 8,315.

C. Age Distribution

The most striking characteristic of the age distribution of the target area's population is its overall youthfulness. Most of the area's population is under the age of 25.

Table 19²² Mecca Target Area Age Distribution

Under 5	5 to 17	18 to 24	25 to 34	35 to 44	44 to 54	55 to 64	65 to 74	75 +	Female Percent
9.89	25.72	14.43	18.55	13.38	9.24	4.97	2.53	1.29	44.23

Median Age: 24.98

²²

Data Source: 2007 Demographic Snapshot Report, CLARITAS, Inc.

Table 20. Estimate of household incomes in \$ 5,000 or \$ 10,000 increments.²³

INCOME IN 1999	Number	Percentage
Households	1,049	100.0
Less than \$10,000	158	15.1
\$10,000 to \$14,999	142	13.5
\$15,000 to \$24,999	278	26.5
\$25,000 to \$34,999	189	18.0
\$35,000 to \$49,999	108	10.3
\$50,000 to \$74,999	115	11.0
\$75,000 to \$99,999	40	3.8
\$100,000 to \$149,999	19	1.8
\$150,000 to \$199,999	0	0.0
\$200,000 or more	0	0.0
Median household income (dollars)	22,973	(X)
With earnings	972	92.7
Mean earnings (dollars)	27,126	(X)
With Social Security income	195	18.6
Mean Social Security income (dollars)	6,069	(X)
With Supplemental Security Income	108	10.3
Mean Supplemental Security Income (dollars)	6,468	(X)
With public assistance income	99	9.4
Mean public assistance income (dollars)	2,251	(X)
With retirement income	136	13.0
Mean retirement income (dollars)	3,681	(X)

Table 21. Demographic Projections for the Mecca CDP.²⁴

Place	Census tract#	2010	2015	2020	2025	2030	2035
Population Projections							
Mecca CDP	45604	7341	8129	18490	44674	63367	77243
Household Projections							
Mecca CDP	45604	1181	1578	1975	2372	2769	3166
Income Projections							
Mecca CDP	45604	1427	1574	3437	8945	12970	15643

²³ US Census 2000

²⁴ Riverside County Demographic Research Center 2006.

The income and household projection figures for the Mecca CDP area are based on the 2006 Riverside County Research Demographic estimates and indicate that the number of households in the Mecca Market area will increase to 3166 by the year 2035 with projected income of approximately \$ 15,673. There are no known projections as to the expected increase in Farmworker households.

D. Demand Estimate

It is difficult to calculate the fluctuating nature of the Farmworker housing needs and the lack of current information specific to census data calculating the demand estimate is difficult and may not reflect the current specialized needs as the US census tends to under count the Farmworker population^{25 26}. Utilizing the PMA demand estimate model would be based on figures that do not reflect the current demand situation for the Mecca Farmworker population as there is only anecdotal information and current outreach community surveys of one particular mobile home park. The special housing needs of the Farmworker population in the Mecca primary area has been documented in Attachment A.

It is also difficult to estimate the demand estimate of the Secondary Market area for the same reasons as the Farmworker demographics in the Coachella Valley fluctuate in nature.

VIII. COMPETITIVE RENTAL MARKET

The current available Farmworker specific rental properties include the following:

CHAPULTEPEC APARTMENTS
(31 Farmworker Units)
62-600 Lincoln Ave.
Mecca, CA 92274

LAS MANANITAS I-II APARTMENTS
(128 bed -Migrant Farmworker)
91-2011 Avenue 63
Mecca, CA 92254

PIE DE LA CUESTA APARTMENTS
(68 units - Farmworker)
91-720 Avenue 66, #C101
Mecca, CA 92254

VILLAS OSCAR ROMERO
(50 units - Farmworker)
65010 Dale Kiler Road
Mecca, CA 92274

²⁵ Gabbard S., Kissam E., and Martin P. The Farmworker under count, U.S. Census Bureau Conference 1996

²⁶ The 2010 Census: Enumerating the Hard to Count, including Migrant and Seasonal Farm Workers.

FUENTE DE PAZ APARTMENTS

(37 Units - Farmworker)
52-664 Harrison St
Coachella, CA 92236

LAS PALMERAS ESTATES

(96 mobile homes - Family)
51-374 Tyler St.
Coachella, CA 92236

NUEVA VISTA APARTMENTS

(32 units - Family)
65-100 Date Palm Street
Mecca, CA 92254

PASEO DE LOS HEROES

(106 mobile homes - Family)
62-900 Lincoln Ave.
Mecca, CA 92274

PASEO DE LOS POETAS

(21 single-family home - Rentals)
65-100 Date Palm Street
Mecca, CA 92254

PIE DE LA CUESTA APARTMENTS

(68 units - Farmworker)
91-720 Avenue 66, #C101
Mecca, CA 92254

TLAQUEPAQUE APARTMENTS

(76 units - Family)
51-354 Tyler Street
Coachella, CA 92236

COACHELLA COMMUNITY HOMES

(100 units - Family)
84-720 Avenue 52
Coachella, CA 92236

LAS CASAS I APARTMENTS

(50 units - Farmworker)
51-600 Tyler St,
Coachella. CA 92236

LAS CASAS II APARTMENTS

(78 units - Farmworker)
51-600 Tyler St.
Coachella. CA 92236

LAS CASAS III APARTMENTS

(52 units - Family)
51-550 Tyler St,
Coachella, CA 92236

PUEBLO NUEVO APARTMENTS

(50 units - Farmworker)
1492 Orchard Avenue
Coachella, CA 92236

SAN ANTONIO DEL DESIERTO,

(95 units- Farmworker families)
67075 Highway 111
Mecca, CA 92254

SUNBIRD MOBILE HOME PARK

80 Units - Farmworker families)
84950 Echols Rd
Thermal, CA 92274

Comparable rental rates vary from 30% of income to \$ 373 - \$ 551 for a one - four bedroom apartment. It is not known what other planned rental developments will be available in the PMA market over the next two years.

The Coachella Valley Housing Coalition, a local nonprofit developer based in Indio California, is currently implementing the Los Fundadores Housing Subdivision the only known existing housing comparable in the Mecca area. One hundred and fourteen new homeowners have currently completed the self help program. The program funding was secured by the Coachella Valley Housing Coalition through the U.S. Department of Agriculture Rural Development which provided each family with a one percent to market rate depending on family size and financial need. Families also qualify for mortgage subsidies of approximately \$ 40,000-\$ 50,000 from the California Housing Finance Agency Cal Home Program, the Joe Serna Jr. Farmworker Housing Grant Program and the Federal Home Loan Bank of San Francisco Affordable Housing Program. The average sales prices for the homes are \$ 155,000 - \$ 162,000. The average mortgages are \$ 115,000-\$ 120,000.

The 84 unit San Antonio del Desierto Project will charge a monthly income of approximately \$ 275 per unit which is below the current rate charged by some other Farmworker apartment complexes; however, not enough information is available to generate a rent comparability matrix due to the fluctuating nature of the Farmworker special needs population and lack of information that is available in the rural Mecca CDP area.

Attachment A

Market Survey

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. They have special housing needs as they earn lower incomes than many other workers and have moved throughout the season from one harvest to the next.

1. Number of Farmworkers in the Primary Market Area.

The Number of Farmworkers in the Mecca, California area has not been formally estimated. Table 1 lists the results from the 2000 U.S. Census which indicates that approximately 52.3 % of the surveyed labor force would fall under the category of Farmworker.

Table 1. Sources of Labor for the Mecca California Region. ²⁷

INDUSTRY	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	1,046	52.3
Construction	185	9.3
Manufacturing	27	1.4
Wholesale trade	90	4.5
Retail trade	150	7.5
Transportation and warehousing, and utilities	30	1.5
Information	0	0.0
Finance, insurance, real estate, and rental and leasing	12	0.6
Professional, scientific, management, administrative, and waste management services	87	4.4
Educational, health and social services	174	8.7
Arts, entertainment, recreation, accommodation and food services	160	8.0
Other services (except public administration)	39	2.0
Public administration	0	0.0

An updated 2007 Claritas Survey²⁸ displayed in Table 2 indicates that 50.57 % and approximately 1,377 of the employed labor force is involved in the agricultural employment sector.

Table 2. Mecca California Claritas Survey Target Area - Year 2007

	Total/Percentage	
Year 2007 Employed Civilians	2,723	100.00%
Management, Business, and Financial	36	1.32%
Professional and Related Occupations	76	2.79%

²⁷ 2000 U.S. Census

²⁸ Claritas 2007 Demographic Survey

Service	466	17.11%
Sales and Office	224	8.23%
Farming, Forestry & Fishing	1,377	50.57%
Construction, Extraction & Maintenance	312	11.46%
Production, Transportation and Material Moving	232	8.52%

The Riverside County Department of Public Social Services in conjunction with Poder Popular, a well known community outreach organization in the Eastern Coachella Valley, (ECV), undertook a 2008 survey as to the conditions found in one of the worst mobile home parks in the region.²⁹ The park is called Duros and is placed on the Torres-Martinez Tribal land. The number of estimated Farmworkers in this park out of an estimated 328 people surveyed is displayed in Table 3.

Table 3. Number of Farmworkers in the Duros Mobile Home Park, located in the Mecca, California area.

Category	Count	Percent
Seasonal Farm worker in the Coachella Valley	30	9.1%
Year Round Farm Worker in the Coachella Valley	130	39.6%
Migrant Farm Worker	101	30.8%
Missing	67	20.4%
Total	328	100%

1.1 Demographic Patterns

The 2000 U.S. Census has reported per capita income in the Mecca area as below \$7,000. However, these figures do not reflect the true poverty of the residents. The Census tends to systematically under count the Farmworker population. Workers who are undocumented, mobile and those who live in unconventional or isolated circumstances are usually missed by the Census, relative to the more stable and established part of the population. The under count is conservatively estimated to be 50 percent too low^{30 31}. Since the Census is known to miss many of the poorest residents, it is reasonable to assume that income levels in the ECV reach far below the \$ 7,000 per capita.

2. Number of Farmworkers in the Secondary Market Area

According to the Department of Health and Human Services, there were 34,991 migrant or seasonal Farmworkers in Riverside County, (including cities), in 2000. When other

²⁹ 2008 Riverside County Department of Public Social Services, Duros Mobile Home Park Survey Results.

³⁰ Gabbard S, Kissam E., and Martin P. The Farmworker under count, U.S. Census Bureau Conference 1996.

³¹ The 2010 Census: Enumerating the Hard to Count, including Migrant and Seasonal Farm Workers.

members of Farmworker households are included, (e.g. Spouses and Children), this total rises to over 62,000, (table 4)^{32 33}.

³⁴Table 4. Farmworkers in Riverside County, 2000 Survey

Category	Farmworkers	Other Household Members	Total Household Population
Migrant	16,201	5,954	21,155
Seasonal	18,790	21,322	40,112
Total	34,991	27,276	62,267

3. Type of Farmworker housing needed in the Market Areas

A Riverside County Housing Market analysis³⁵ indicated that there has been high activity in mobile home parks in Riverside County over the past few years with the highest rate of movement in the Eastern portion of the county. The County has paid particular attention to the code enforcement actions regarding illegal mobile home parks in the Coachella Valley as the County has a history of undocumented and neglected Farmworker housing. Of particular concern, are the health and safety of the residents in illegal and unsafe mobile homes or mobile parks in the Coachella Valley. The county in the 2000 Housing Market Analysis estimated that there are approximately 100 illegal housing facilities, containing up to 2000 unpermitted and potential substandard mobile home units. HUD currently estimates approximately 400 unpermitted mobile home parks.³⁶

The County of Riverside General Plan³⁷ estimates 28% of all housing units in the unincorporated county and 47% of all units in the eastern county are mobile homes. As of 1990 there were 95,620 housing units in unincorporated Riverside County. According to the State Housing Plan, about 10% of units statewide are estimated to be in need of rehabilitation or repair. On this basis it is estimated that about 9,562 units in the unincorporated county have some physical problems requiring attention. An estimated 1,405 units in Western County area and 538 units in Eastern County may require replacement. The number of units requiring replacement or rehabilitation based on 2000 data is displayed in Table 5 has not been updated since; and is therefore subject to future revision.

Table 5. Eastern Coachella Valley Housing Rehabilitation and Replacement Need

	Total Estimated Units to be	Pre-1940	1941-1960	1961-1980	1980 or newer	Total	Total Investment needed

³² Larson A. 2000. Migrant and Seasonal Farmworker Enumeration Profiles Study California.

³³ The 2010 Census: Enumerating the Hard to Count, including Migrant and Seasonal Farm Workers.

³⁴ See Informal email communication from Dr. Larson indicating that there have been no updated Riverside County figures since the 2000 study.

³⁵ Riverside County consolidated Plan 1999-2004

³⁶ HUD, 2008. Case Study: Farmworker Housing, Torres Martinez Desert Cahuilla Indians.

³⁷ Riverside County consolidated Plan 1999-2004

	rehabilitated or replaced						
Eastern County Area	1943	58	214	894	777		
Number of units estimated to require substantial rehabilitation		29	128	626	622	1405	\$16,119,954
Number of units estimated to require replacement		29	86	268	155	538	\$ 32,835,500

The 2008 Riverside County General Plan - Coachella Valley Hearing draft³⁸, indicated that safe, healthy and affordable housing needs to be available for Farmworkers as farm work tends to be seasonal in nature. Policy ECVAP 5.1 in the hearing draft indicates the following:

“Allows Farmworker housing that meets basic safety standards in agriculturally designated areas per the Land Use Designations Section of the General Plan Land Use Element, and the Five-Year Action Plan and Special housing Need sections of the Housing Element. “

The Coachella Valley, while supporting a \$427 million agricultural industry, continues to face a drastic shortage of decent, affordable Farmworker housing. In fact, the shortage is so severe that the state has obligated Riverside County to build 12,232 housing units in the unincorporated areas of the Valley by 2005. Presently, there are an estimated 400 non-permitted mobile home parks - most of which house Farmworkers and their families - in Riverside County. Many if not all of these parks are undesignated colonias with little-to-no paved road infrastructure, unsafe electrical wiring, and unsanitary and inadequate water and wastewater facilities.³⁹

During peak harvest season, the unincorporated desert communities adjacent to the Valley's vast agricultural lands, (Thermal, Mecca, and Oasis), attract hundreds of migrant Farmworkers without a place to stay. Locally, it is commonly known that many of the town's permanent residents rent out their extra rooms, garages, trailers, parking areas, and even mattresses to groups of Farmworkers needing a place to sleep, regardless of the overcrowded conditions these practices create. Many who cannot afford these options seek refuge amongst the local tamarisk trees and empty lots.⁴⁰

The agricultural industry along with demand for agricultural labor is growing and will likely continue to grow in the Coachella Valley. Today there are 370 agriculture companies in the Valley, 100 more than in 1990. New agriculture activities include produce packing and processing, which require an increase in workforce skill levels. Jobs are becoming more year-round and less seasonal. At the end of 1999, there were

³⁸ Riverside County General Plan EIR, Eastern Coachella Valley Hearing Draft 2008.

³⁹ HUD, 2008. Case Study: Farmworker Housing, Torres Martinez Desert Cahuilla Indians.

⁴⁰ Ibid

12,380 Coachella Valley residents employed in agriculture, a 7.5 % increase from 1991.⁴¹

According to a report by the California Institute for Rural studies⁴² the unincorporated area of Mecca has the largest concentration of stick built houses, and there other much smaller groups of such houses in Thermal and Oasis. The mobile home parks are mostly small in size, (less than 12 units per park), and are randomly dispersed throughout the Triangle. This dispersion tends to isolate the park from one another and creates transportation hurdles that, in turn, impact Farmworker access to health care.

After years of neglect, in 1992 the Farm Labor Housing Protection Act, AB 3526 (known as the Polanco bill), was passed by the state legislature. The bill was designed to encourage development of farm worker housing on agricultural land. Unscrupulous land owners and opportunistic developers took advantage of the intention of the law. Many of these entrepreneurs built small mobile home parks that not only bypassed the local land use regulations, but also ignored basic health and safety requirements concerning the placement of wells, septic systems and utilities.⁴³

Women and children are particularly affected, as they generally remain in the parks while male workers take family automobiles to job sites during the day. The need to group people into more cohesive settlements, however, implies the need to construct centralized sewage and water systems,⁴⁴ to prohibit the effects of arsenic contamination.

The majority of all structures in the triangle are mobile homes or trailers. According to the County Economic Development Administration (EDA), there are at least 307 mobile home parks in the area with approximately 10 to 15 families in each park. Assuming five people per household, a minimum of 15,000 people live in these mobile home parks. The parks on the EDA list are without permits and do not comply with local codes.⁴⁵

The deteriorating mobile park situation gained public attention in 1999-2000 when several individuals were electrocuted in a park by wiring that had not been properly grounded. The county subsequently began to enforce its codes, opting to do plan checks, (performed by county inspectors), rather than requiring that parks submit to the full conditional use permit process. The inspections resulted in some individuals being required to leave their trailers, which precipitated a large protest. The California Rural Legal Assistance sued the county, and the Archdiocese of San Bernardino formed a task force to investigate the process. A local county supervisor was appointed as chairman of the investigating group. As a result of these efforts, the county put into practice a loan program to gradually ameliorate the situation in a way that would not provoke

⁴¹ U.S. Department of Housing and Urban Development. January 2005.

⁴² Pathway to Farmworker Health Care, 2000. Research Institute for Rural studies, sponsored by the California Endowment.

⁴³ HAC Building Rural communities, Rural Voices, Winter 2009-2010, Vol. 14.

⁴⁴ Ibid

⁴⁵ This situation resulted in part from the California Employee Housing Act of 1992, which exempted agricultural housing from the conditional use permit process. Issuance of a conditional use permit usually involves a public hearing before a planning commission. It enables a city or county to consider essential or desirable uses of a given parcel of land that are not automatically allowed as a matter of right within a zoning district.

widespread homelessness among the Triangle's permanently settled Farmworker population. The program was created in 1999 and went into effect in 2000.⁴⁶

Along with mobile home trailers on unincorporated county land, some Farmworkers are finding housing in trailers on tribal lands. The two most important areas are Los Duros and La Chicanita which are both on the land of the Torres Martinez tribe. Living conditions in these areas are unhealthy, with reports of water supplies being contaminated by raw sewage. There is also open burning of plastic and other trash. "Duroville" another community on a swath of desert land belonging to Torres-Martinez reservation, contains some 253 or so trailers which are bunched together into a community. Though not enumerated, the number of residents is estimated to be about 2000-4000 individuals, many of whom are employed in the vineyards, citrus orchards or vegetable fields nearby. The land lies adjacent to a privately owned incineration site described by U.S. EPA as a source of toxic waste.⁴⁷

Those living on tribal lands are not considered to be residents of the county and are thus not able to receive funds under the county loan program. This leaves them few options to improve their situation.

3.1. Additional Factors Impacting on the Health, Safety, and Welfare of Farmworker Housing. In the Unincorporated Areas of the Eastern Coachella Valley.

The California safe drinking water act, requires the State Department of Public Health to administer provisions relating to the regulation of drinking water to protect public health, including, but not limited to conducting research, studies and demonstration programs relating to the provision of a dependable safe supply of drinking water, enforcing the federal safe drinking water act, adoption of enforcement regulations, and conducting studies and investigations to assess the quality of water in domestic water supplies.

The Coachella Valley eastern Communities, most notably Thermal have an average arsenic level of 2.5-2.8 micrograms per liter.^{47a} The problem is isolated to the east valley unincorporated communities affecting the most vulnerable low income population, farmstead and service-sector workers. The State Department of Public Health specifically states that the accumulative effects of Arsenic is a major health risk with symptoms such as stomach ache, nausea, vomiting, and diarrhea. Other effects include decreased production of red and white blood cells, which may cause fatigue, abnormal heart rhythm, blood-vessel damage resulting in bruising, and impaired nerve function causing a "pins and needles" sensation in hands and feet. Perhaps the single-most characteristic effect of long-term oral exposure to inorganic arsenic is a pattern of skin changes. These include patches of darkened skin and the appearance of small "corns" or "warts" on the palms, soles, and torso, and are often associated with changes in the blood vessels of the skin. Skin cancer may also develop. Swallowing arsenic has also been reported to increase the risk of cancer in the liver, bladder, and lungs. The Department of Health and Human Services (DHHS) has determined that inorganic

⁴⁶ Ayala M, Richard M. 2002 Patterns of Community Cross Border Migration from a Purhepecha Town: Dispersion of a People and Culture.

⁴⁷ Villarejo D. 2006. Environmental Health Policy and California's Farm Labor Housing. A report prepared for the John Muir Institute on the Environment, University of California, Davis.

⁴ ^{7a} 2009 Coachella Valley Water District, Annual Review Water quality Report.

arsenic is known to be a human carcinogen (a chemical that causes cancer). The International Agency for Research on Cancer (IARC) has determined that inorganic arsenic is carcinogenic to humans. EPA also has classified inorganic arsenic as a known human carcinogen. Children are the most vulnerable population.^{47b}

Numerous mobile Home parks in the Mecca region have private wells and water systems that provide drinking water but do not meet government quality standards for arsenic.

In Coachella and the unincorporated eastern valley communities of Mecca, Oasis and Thermal, Riverside County environmental officials are aware of wells at 18 mobile home and RV parks that recently tested positive for dangerous levels ranging from 12 to 91 parts per billion according to state and federal health officials. Children are susceptible to numerous health problems

About 7,000 to 9, 000 residents live on 36 mobile home parks along the Pierce Street, between Avenue 66 and 70 in Oasis, where tests by park owners routinely find unsafe levels of arsenic, (Table 5a).

Table 5a. Arsenic Sampled Test Results from Various Mobile Home Parks in the Mecca and Thermal Region. Rural Community Assistance Corporation 2010.

Mobile Home Park	Result Measured in ug/L	Sample Date
Hope Ranch	8.7	05/19/10
Rancho Garcia	12	05/19/10
D&D	59	05/19/10
Torres Martinez Clinic	12	05/20/10
St. Anthony's	19	05/20/10
Santillanes	33	05/20/10
Public Water Supplies must contain no greater than 10 parts per billion (ppb) or ug/L arsenic (2006). .Safe Drinking Water Act.		

Under Federal law, owners of parks with 27 residents had until 2006 to meet the latest U.S. Environmental Protection Agency drinking water standards of 10 parts per billion or less. The standards were lowered from 50 to 10 parts per billion or less. The owners of the larger east valley trailer parks- including the 96 unit San Antonio Del Desierto, formerly known as Lake St. Antony Trailer Park, is a 95 unit mobile home park, which houses farm houses farm workers and low-income families it has been notorious for its housing code violations and substandard conditions. “La *Union Hace La Fuerza*”, a committee formed by tenants at the park contacted, advocate groups for help to address unhealthy conditions at the site. The California Rural Legal Assistance and the Riverside County filed a joined injunction against Lake St. Anthony Fish Farm, Inc., the owner of the park, to address the foremost priorities: the implementation of a water treatment facility to remove arsenic, and improvement of the electrical system

4 7b Department of Health and Human Services Public Health Service Agency for Toxic Substances and Disease Registry, CAS # 7440-38-2.

San Antonio Del Desierto's groundwater has specifically tested at 20 parts per billion of arsenic, and residents for the past year and a half have drawn safe, portable drinking water from four 250 gallon aluminum tanks placed at the park's entrance shipped from Blythe.

A break through reverse filtration osmosis device has been used with great effect to implement a decentralized filtration system to filter arsenic and generate portable drinking water. So far, 10 of the 19 identified parks have installed filters to treat the water to ensure it's safe for residents to drink as a proposed pipeline that will serve many east valley parks from Vista Santa Rosa to Mesa is estimated to cost \$ 22 Million and is currently not cost effective in the current economic climate.

Rural Farm workers have a limited income and are therefore bound by the current living conditions due to the severely limited income, available housing and available social services.

4. Current Availability of Farmworker Housing in the Mecca area

4.1 Number of currently known and projected Farmworker Projects

The number of known Farmworker housing projects for the Mecca region is listed below:

CHAPULTEPEC APARTMENTS

(31 Farmworker Units)
62-600 Lincoln Ave.
Mecca, CA 92274

LAS MANANITAS I-II APARTMENTS

(128 bed -Migrant Farmworker)
91-2011 Avenue 63
Mecca, CA 92254

PIE DE LA CUESTA APARTMENTS

(68 units - Farmworker)
91-720 Avenue 66, #C101
Mecca, CA 92254

VILLAS OSCAR ROMERO

(50 units - Farmworker)
65010 Dale Kiler Road
Mecca, CA 92274

FUENTE DE PAZ APARTMENTS

(37 Units - Farmworker)
52-664 Harrison St
Coachella, CA 92236

NUEVA VISTA APARTMENTS
(32 units - Family)
65-100 Date Palm Street
Mecca, CA 92254

PASEO DE LOS HEROES
(106 mobile homes - Family)
62-900 Lincoln Ave.
Mecca, CA 92274

PASEO DE LOS HEROES II
(65 mobile homes - Family)
Lincoln Ave.
Mecca, CA 92274

PASEO DE LOS POETAS
(21 single-family home - Rentals)
65-100 Date Palm Street
Mecca, CA 92254

PIE DE LA CUESTA APARTMENTS
(68 units - Farmworker Families)
91-720 Avenue 66, #C101
Mecca, CA 92254

SAN ANTONIO DEL DESIERTO,
(95 units- Farmworker families)
67-075 Highway 111
Mecca, CA 92254

LOS VINEDOS
(88 Units - Farmworker families)
Hammond Rd. & Avenue 68th
Mecca, CA 92254

4.2 Types of Housing

A California Agricultural Worker Health Survey, (CAWHS), across seven California Communities including Mecca indicated the number of dwellings in which hired Farm workers were found to be residing. Dwellings in which Farmworkers were found to be residing were mostly permanent structures, (81 %). Temporary structures ranked next in importance, (10%), followed by labor camps, (6%) and vehicles, (2%).⁴⁸

Table 6, shows for each category the total number of dwellings enumerated, contacted with qualified residents, and in which qualified persons agreed to participate in the CAWHS. The two categories “temporary structure” and “vehicles” have been combined.

48

Ibid

**Table 6. Summary of Dwellings by type of Dwelling and Participation
Seven California Communities, CAWHS, 1999, N=935**

Type of Dwelling	Enumerated	Contacted	Farm Worker Resident	Participant in CAWHS
Permanent	10,284	2,461	875	762
Labor Camp	554	227	110	60
Temporary and Vehicle	1,038	301	185	113
Totals	11,876	2,989	1,170	935

Table 6 indicated that in these seven communities, just over one third (36%) of permanent structures contacted where dwellings in which farm laborers resided. Nearly half (48%) of labor camp dwellings were occupied by hired farm workers and nearly two-thirds of temporary structures or vehicles serving as dwellings were “home” for farm laborers (61%). Permanent structures were by a large margin, the most numerous of the dwellings in which farm laborers resided.

Villareyo, (2006)⁴⁹ found the fact that only one in three permanent structures in these communities served as a residence for a CAWHS eligible participant somewhat surprising as five of the seven communities are well known to be “farm worker towns”. The same pattern was found in these five communities indicating that relatively fewer of the permanent structures had residents who were hired farm workers as compared with the proportion of labor camps and temporary structures occupied by farm laborers.

The most extreme case of this was in Mecca, where an estimated 2,752 CAWHS eligible workers were resident at the time of the survey, but nearly two-thirds (60%) were estimated to be living in labor camps, temporary structures or vehicles⁵⁰.

CAWHS participants in all seven communities including Mecca were asked to describe the type of housing in which they reside- single family (detached or attached), multiple-apartment structure, mobile homes or trailer, recreational vehicle, automobile etc. The main finding of this self reported classification is that nearly half of the CAWHS participants (48%) said they resided in “single family dwellings” and three quarters of these said they were living in detached single family dwellings.

Another one-third (35%) reported residing in multi-unit apartment buildings, about one-eight (12%) said they lived in a mobile home or trailer. Roughly one in fifty (2%) said they lived in their automobile, and about one in one hundred said they were homeless, living in the open or “under the trees”.⁵¹

The 2008 Duros community survey by the Riverside County Department of Public Social Services in conjunction with Poder Popular indicated that only 57% of the Farmworkers

49 Ibid

50 Ibid

51 Ibid

that lived in this small community in Mecca were undocumented,⁵² (see attached Survey).

5. Vacancy Rates

5.1 General Vacancy Rates

Table 7 provides occupancy and tenure characteristics for the Mecca California unincorporated area according to the 2000 U.S. Census with an average vacancy rate of 0.4%.

Table 7. Mecca California General Housing Occupancy Characteristics.

HOUSING OCCUPANCY		
Total housing units	1,059	100.0
Occupied housing units	1,049	99.1
Vacant housing units	10	0.9
For seasonal, recreational, or occasional use	3	0.3
Homeowner vacancy rate (percent)	0.4	(X)
Rental vacancy rate (percent)	0.7	(X)
HOUSING TENURE		
Occupied housing units	1,049	100.0
Owner-occupied housing units	479	45.7
Renter-occupied housing units	570	54.3

5.2 Farmworker Vacancy Rates in the Mecca area

The 1999 CAWHS survey addressed housing-related conditions in the seven surveyed Farmworker communities by determining the vacancy rate.⁵³ Interviewers directly determined through observation and inquiry which dwellings they sought to contact were vacant at the time of the survey. Dwellings found to be vacant were carefully distinguished from those that were occupied but in which the residents could not be contacted, despite repeated efforts to do so.

Table 8, summarizes the findings regarding vacancies in permanent structures. Villarejo (2006), found the very low vacancy rates in Cutler, Gonzales, Mecca and Vista quite striking, and accounted for it by the disproportionate share of workers residing in labor camps, temporary structures and vehicles. This finding is consistent with the observation that in communities with a housing shortage, hired Farmworkers live wherever they can find shelter, no matter how tenuous it may be.

⁵² 2008 ,Riverside County Department of Public Social Services, Doros Mobile Home Park Survey.

⁵³ Villarejo D. 2006. Environmental Health Policy and California’s Farm Labor Housing. A report prepared for the John Muir Institute on the Environment, University of California, Davis.

Table 8. Vacancy Rates in Permanent Structures, CAWHS, 1999.

Community (CAWHS Site)	Rate
Arbuckle	6.7%
Calistoga	8.6%
Cutler	2.4%
Firebaugh	4.4%
Gonzales	1.3%
Mecca	1.7%
Vista	1.8%

6. Housing costs

6.1 Farmworker and regular housing

Approximately two-thirds, (67%), of CAWHS participants surveyed in the 1999 CAWHS survey rent their dwelling. Roughly one in sixteen (5%) participants rent from their employer. Both of these findings were highly variable from site to site.⁵⁴

Table 9, shows the percent renters as well as the median total rental cost in each of the seven sites. No effort was made to independently determine average rental costs for all apartments in each community. It is unlikely that rental units available to farm laborers accurately represent a cross-section of apartments in a given community. Importantly, most rentals were reportedly month-to-month, thus avoiding the costly initial payment of “first month, last month and security deposit” that might otherwise be a barrier to obtaining typical rental housing in a given community. More than a few participants reported having to pay a security deposit along with the first month’s rental in advance.⁵⁵

Table 9. Percent Renters and Median Monthly Total Rental CAWHS, 1999

Community (CAWHS site)	Renters (percent)	Total Monthly Rent per dwelling
Arbuckle	48%	\$ 344
Calistoga	90%	\$ 525
Cutler	77%	\$ 350
Firebaugh	63%	\$ 350
Gonzales	90%	\$ 600
Mecca	73%	n.a.
Vista	94%	\$ 600

⁵⁴ Villarejo D. 2006. Environmental Health Policy and California’s Farm Labor Housing. A report prepared for the John Muir Institute on the Environment, University of California, Davis.

⁵⁵ Ibid

The results of the 2008 Riverside County Department of Public Social Services Duros Mobile Home Park survey is reflected in Table 10a and indicates that approximately 73% of people surveyed own their home in this particular community. The average rental rate is reflected in Table 10b.

Table 10a. Duros Community Housing ownership status

Type of housing	Count	Percent
Own	236	72%
Rent	52	15.9%
Pay	1	0.3%
Other	6	1.8%
Missing	33	10.1%
Total	328	100%

Table 10b. Duros Mobile Home Park Survey Rental Average monthly rents, (257 trailers) 1,479 residents.

Category	Average	Notes
Monthly space costs if Mobile home is owned	\$ 283.26	182 (80%) listed the cost as \$ 275 17 (7.5%) listed the cost as \$ 270 The lowest cost was \$ 70 The highest cost was \$ 1275
Monthly space costs if unit is rented	\$304.49	10 (19%) listed the cost as \$ 275 The lowest cost was \$ 100 The highest cost was \$ 650
Monthly payer costs to pay for mobile home and space	522.50	The lowest cost was \$ 250 The highest cost was \$ 900
Monthly utilities cost	\$ 292.29	3% listed utility costs under \$ 100 11% listed utility costs > \$100 and < \$ 200 33% listed utility costs > \$ 200 and < \$ 300 39% listed utility costs > \$ 300 and < \$ 400 14% listed utility costs > \$ 400

6.2 Housing Conditions

CAWHS participants in the 1999 CAWHS survey were asked to report the number of persons who sleep in the dwelling as well as the number of rooms in the dwelling. The highest number of persons residing in a single dwelling was 17, found in five-room structure in Calistoga. Six or more persons were found to be resident in each of 227 dwellings, or one-fourth of the total number of dwellings. At the other size extreme, just 56 of the total of the 3,842 persons enumerated lived alone. Overall, the reported average number of residents per dwelling was 4.33.⁵⁶

⁵⁶

Villarejo D. 2006. Environmental Health Policy and California's Farm Labor Housing. A report

Table 11. Average Number of Residents per Dwelling, CAWHS, 1999.

<i>Dwelling Category</i>	<i>Persons per Dwelling (mean)</i>
Permanent	4.37
Temporary	4.13
Labor camp	3.43

As shown in Table 11, the reported average number of residents per dwelling varied with the type of dwelling: permanent dwellings had, on average, more residents while labor camps had the least. The vehicle category is not considered here.

Table 12 reports findings regarding the average number of residents per room. The CAWHS finds that permanent dwellings are, on average, the least crowded whereas temporary dwellings are the most crowded. In fact, temporary dwellings had, on average, 26% more persons per room than did permanent dwellings. Labor camps were only slightly less crowded than temporary dwellings.

Table 12. Average Number of Residents per Room, by Type of Dwelling CAWHS, 1999

<i>Type of Dwelling</i>	Residents Per Room
Permanent	1.44
Temporary	1.82
Labor camp	1.80

CAWHS project field staff repeatedly presented anecdotal evidence of “crowding” which they observed in dwellings occupied by CAWHS participants. “Overcrowding” is described in the literature as corresponding to an average occupancy of 1.01 or more persons per room. By this measure, 48% of all CAWHS dwellings were “overcrowded,” and 25% of CAWHS dwellings were “extremely overcrowded”, (1.51 or more persons per room).

A surprising finding was that 42% of CAWHS dwellings were shared by two or more unrelated households. This figure varied greatly from site to site. In Vista, the community where it was largest, this figure was a striking 87%. Shared dwellings could not be simply characterized. It was found that sharing arrangements in some instances involved groups of unaccompanied men while in other cases it was two or more families, in which spouses and children were present. It was also found that a “primary” renter would sometimes sub-lease a room, or a bed, to help meet the rental cost, which partly accounts for the large proportion of shared CAWHS dwellings.

In 309 CAWHS dwellings (33%), the participant was *unaccompanied* by even one member of their immediate family. In nearly all such instances, the other members of the participant's family were residing in Mexico at the time of the survey.

In 626 CAWHS dwellings (67%), the participant was *accompanied* by at least one family member. No effort was made to further analyze the nature of the familial relationships of those residing with the CAWHS participant, although the data is available. This is because of the great variety of types of accompanying family members: spouses, parents, children, siblings, aunts, uncles, cousins and nephews were all mentioned. For example, it was not unusual to find that a CAWHS participant was accompanied by his or her spouse, but that some or all of their children remained in Mexico.

Of CAWHS participants who were unaccompanied, 82% were male. Substantial differences were also found regarding the marital status of those who were unaccompanied as compared with those who were accompanied. Of married CAWHS participants, 82% were accompanied by at least one family member, while 66% of single CAWHS participants were unaccompanied.

These findings regarding accompaniment status differ sharply from national findings regarding hired crop farm workers reported by the NAWS. In 2001-02, the NAWS finds that 57% of all hired crop farm workers were unaccompanied vs. the 33% figure reported herein for the CAWHS (United States, Department of Labor, 2005).

Most CAWHS participants reported very low total annual family or household incomes during the year prior to the survey. The median reported value was in the range \$12,500 - \$14,999 (nominal, 1998 dollars). However, the reported values of median total income varied widely from community to community. The lowest values of median total income that were reported were in Cutler and Vista where it was in the range \$7,500 - \$9,999. The highest reported values were in Arbuckle and Calistoga. In both of these communities, the reported median total income was in the range \$20,000 - \$24,999. Table 13 shows the values of median reported family income for all seven CAWHS sites.

Table 13. Median 1998 Family Income, CAWHS, 1999 vs. Median 1999 Family Income, Community-wide, Census, 2000.

<i>Community (CAWHS site)</i>	<i>Median Family Income (1998), CAWHS 1999</i>	<i>Median Family Income (1999), Census 2000</i>
Arbuckle	\$20,000 - \$24,999	\$36,573
Calistoga	\$20,000 - \$24,999	\$44,375
Cutler	\$7,500 - \$9,999	\$24,432
Firebaugh	\$15,000 - \$17,499	\$33,018
Gonzales	\$15,000 - \$17,499	\$41,773
Mecca	\$10,000 - \$12,499	\$21,250
Vista	\$7,500 - \$9,999	\$45,649

Clearly, self-reported median family incomes in CAWHS households are well below the corresponding community-wide median values. Higher total family income relative to the

community's median family income appears to be associated with a higher percentage of home ownership in Arbutle (where rentals are relatively low), or with a higher monthly rental in Calistoga (where housing purchase prices are relatively high).

In Vista, where total family income is extremely low - just one-fifth of the community median - the CAWHS finds both higher monthly rentals and an extremely high proportion (87%) of dwellings shared by two or more families.

In Mecca, rents were lower, but so is the reported median total family income, and the proportion of participants who reside in temporary or labor camp dwellings is very high.⁵⁷

7. Photographs of existing Farmworker Housing in the Mecca primary market area.



⁵⁷ Villarejo D. 2006. Environmental Health Policy and California's Farm Labor Housing. A report prepared for the John Muir Institute on the Environment, University of California, Davis.





**Appendix 3-5: Supporting Documents for
*Torres Martinez Avenue 64 Water Supply Connection
Project***

**Preliminary Engineering Report
for the
Torres-Martinez Desert Cahuilla Indians**

**CVWD Water Main Extension to
Avenue 64 Housing Subdivision**

Prepared by
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June 2012

For
Torres-Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal, CA 92274

**Preliminary Engineering Report
for the
Torres-Martinez Desert Cahuilla Indians
June 2012**

Table of Contents

<u>Section</u>	<u>Page</u>
I. General - - - - -	4
II. Project Planning Area	
A. Location	
B. Environmental Resources Present	
C. Growth Area and Population Trends	
III. Existing Facilities - - - - -	5
A. Water System	
1. Source	
2. Storage	
3. Pumping Stations	
4. Treatment - - - - -	6
5. Distribution	
B. History	
C. Condition of Facilities	
1. Wells	
2. Storage	
3. Pumping Stations - - - - -	7
4. Treatment	
5. Distribution - - - - -	8
D. Financial Status	
1. Rate Schedules	
2. Annual Operating Budget	
3. Maintenance/O&M Costs	
4. Tabulation of Users	
5. Revenues Received	
6. Existing Debts	
IV. Need for Project - - - - -	9
A. Health and Safety	
1. Water Outages	
2. Insufficient Backup Water Source	
3. Inoperable Components - - - - -	10
4. Safety and Security Risks	
5. Water Quality Potential Risks - - - - -	11
B. System O&M	
1. Improper O&M of Water System Components	
2. Lack of O&M Structure - - - - -	12
3. Lack of O&M Resources	
C. Growth	

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

V. Alternatives Considered	-	-	-	-	-	-	-	-	13
A. Option #1	-	-	-	-	-	-	-	-	14
1. Description									
2. Design Criteria									
3. Map									
4. Environmental Impacts									
5. Land Requirements	-	-	-	-	-	-	-	-	15
6. Construction Problems									
7. Cost Estimates									
a. Construction									
b. Non-construction and other projects									
c. Annual Operation and Maintenance									
d. Present Worth	-	-	-	-	-	-	-	-	16
8. Advantages/Disadvantages									
B. Option #2									
1. Description									
2. Design Criteria	-	-	-	-	-	-	-	-	17
3. Map									
4. Environmental Impacts									
5. Land Requirements									
6. Construction Problems									
7. Cost Estimates	-	-	-	-	-	-	-	-	18
a. Construction									
b. Non-construction and other projects									
c. Annual Operation and Maintenance									
d. Present Worth									
8. Advantages/Disadvantages	-	-	-	-	-	-	-	-	19
VI. Selection of an Alternative									
VII. Proposed Project									
A. Project Design									
1. Water Supply									
2. Treatment	-	-	-	-	-	-	-	-	20
3. Storage									
4. Pumping Stations									
5. Distribution Layout									
6. Hydraulic Calculations									
B. Cost Estimate									
C. Annual Operating Budget									
1. Income									
2. Operation and Maintenance Costs	-	-	-	-	-	-	-	-	21
3. Capital Improvements									
4. Debt Payments									
5. Reserve									
VIII. Conclusions and Recommendations									
A. Conclusions									
B. Recommendations	-	-	-	-	-	-	-	-	22

LIST OF TABLES:

Table 1: Evaluation of Alternatives - - - - - 19

APPENDICES:

- Appendix A:** Maps
- Appendix B:** Calculations of Water Usage
- Appendix C:** EPA Sanitary Survey Information for the Ave 64 Water System
- Appendix D:** Water Quality Records for the Existing Ave 64 Water System
- Appendix E:** Current O&M Budget and Expenses
- Appendix F:** EPA Correspondence Regarding the Ave 64 Water System
- Appendix G:** Coachella Valley Water District Letter Dated January 24, 2012
- Appendix H:** Project Documents for EPA Clean Water Act Project
- Appendix I:** Cost Estimates, Capital and O&M Costs

ACRONYMS USED:

CVWD	-	-	-	-	Coachella Valley Water District
PWSID	-	-	-	-	Public Water System Identification Number
gpm	-	-	-	-	gallons per minute
hp	-	-	-	-	horsepower
psi	-	-	-	-	pounds per square inch
mg/L	-	-	-	-	milligrams per liter
PVC	-	-	-	-	polyvinyl chloride
MCL	-	-	-	-	maximum contaminant level
EPA	-	-	-	-	Environmental Protection Agency
O&M	-	-	-	-	operation and maintenance
DI	-	-	-	-	ductile iron
ROW	-	-	-	-	right-of-way
ppb	-	-	-	-	parts per billion

I. GENERAL

The Torres-Martinez Desert Cahuilla Indians are a federally recognized Indian Tribe primarily located in the south central part of Riverside County and north central part of Imperial County in southwestern California (Appendix A, map 1). The reservation is checkerboarded through parts of the Coachella Valley, with most of the population northwest of the Salton Sea and parts of the reservation actually beneath the Salton Sea. The total area of the reservation is 49.3 square miles, of which over 30% is checkerboarded under parts of the Salton Sea. The valley is arid and very low in elevation, with parts of the reservation below sea level. Appendix A, map 2 shows the project planning area.

II. PROJECT PLANNING AREA

The Tribal population living within reservation boundaries is approximately 400 and is spread out throughout the reservation, with higher population density in a housing subdivision located at the intersection of Avenue 64 and Monroe Street and near the Tribal Headquarters on Martinez Road, just off Avenue 66.

- A. Location:** The project planning area is along Monroe St between Ave 62 and Ave 64, including the entire Avenue 64 subdivision area. The proposed water main would connect to an existing 24" water main located at the intersection of Ave 62 and Monroe St, owned by Coachella Valley Water District (CVWD). The water main would be built entirely within the Monroe St right-of-way between Ave 62 and Ave 64. It would connect to the existing water distribution infrastructure within the subdivision at two separate points. Additionally, minor construction near the existing pump house and water storage tanks would be required to physically disconnect the existing water sources from the distribution system.
- B. Environmental Resources Present:** The area of construction is primarily surrounded by agricultural areas or undeveloped desert land, with some residential areas. A complete environmental assessment was underway at the time of this report. As the entire construction area is previously disturbed, no impacts on biological resources are anticipated. There is potential for cultural resources within the area of potential effects. A mitigation plan was being prepared at the time of this report. Aside from cultural resources, no disturbance of critical habitat, floodplain, or other areas of acute environmental concern is anticipated. Construction will be entirely within existing road rights-of-way.
- C. Growth Area and Population Trends:** There are thirty-three (33) single occupancy homes in the Avenue 64 housing subdivision, with an estimated population of 100 people. Additionally there are a church, a park, a ball field, and a cemetery near the subdivision.

The area to be served is Tribal trust land. Most of the surrounding area within reservation boundaries is either individual allotted land or fee land. Therefore, the potential for additional growth is limited to the Tribal trust land available for development. The Tribe has indicated the possibility that another twelve homes could be built adjacent to the existing subdivision. Additionally, the church may expand its footprint and build additional ancillary facilities in the future.

A full estimate of current and projected water uses, including demands from non-residential users, is included in Appendix B.

III. EXISTING FACILITIES

A. Water System: This projects centers on the Ave 64 Water System, PWSID# 0605116. The Ave 64 Water System primarily serves thirty-three (33) single occupancy homes in the Avenue 64 housing subdivision, along with a church, a park, and a ball field. Basic information about existing facilities in the Ave 64 water system is provided below. Much more detailed information can be found in Appendix C, EPA Sanitary Survey Information.

1. Water Source: The primary water source is known as Well 1, or Big Bertha. It feeds directly into the old water storage tank. It was drilled in 1997 to a depth of 470 feet. It has a 12” steel casing, and it produces a reported 650 gallons per minute (gpm). It utilizes a turbine line shaft pump, which operates based on level switches in the old water storage tank. At the time of this report, it was offline undergoing repairs.

The backup water source is known as Well 2. It is currently used as a backup. This well was drilled to an unknown depth and brought online the late 1980’s. It has a 6” steel casing, and it produces a reported 35 gpm by a submersible pump. It is located within the pumphouse and near the water storage tanks. It is not connected to the disinfection system; it is connected directly to a storage tank.

2. Water Storage: There are two ground-level bolted steel water storage tanks that serve the Ave 64 subdivision. The older tank was built in the late 1980’s and has a capacity of 64,000 gallons. The newer tank was built in the late 1990’s and has a capacity of 44,000 gallons. These water storage tanks have no capacity to provide sufficient water pressure by gravity. A pressure boosting station provides the pressure within the community.

3. Pumping Stations: Water pressure in the system is maintained with a series of booster pumps located within the pump house, which is adjacent to the water storage tanks and the backup well. There are three operable constant speed 5 hp centrifugal booster pumps which maintain pressure of 64 to 65 psi. There is also a 15 hp fire pump which has been inoperable since 2004. There

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

is also a 2,500 gallon welded steel hydropneumatic tank (also currently inoperable) to maintain system pressure.

4. **Water Treatment:** No water treatment is provided except maintenance of a chlorine residual for disinfection. Disinfection is achieved through injection of liquid sodium hypochlorite to achieve a free chlorine residual of about 1.2 mg/L. The chlorine injection system is only connected to the primary well; the backup well is not disinfected when it is in operation.
5. **Water Distribution:** The Ave 64 Water System consists of about 4,000 feet of 4-inch PVC water main in a looped system. It was constructed in the late 1980's at the same time the subdivision was constructed. It serves 33 residences as well as a church, a park, and a ball field.

B. History: History of system construction is as follows:

- | | |
|-----------|---|
| late 80's | Initial construction of the Ave 64 Water System, including the current backup well, old water storage tank, pumping station, and the entire existing water distribution system. |
| late 90's | Construction of the current primary well (Big Bertha) and new water storage tank. |

C. Condition of Facilities: In-depth information about the condition of the water facilities can be found in the EPA Sanitary Survey Information (Appendix C). There are more deficiencies than those listed below; only major deficiencies are listed below.

1. **Wells:** The primary well, known as Big Bertha, was experiencing major problems at the time of this report. The vertical turbine line shaft pump is heavily corroded. The packing around the line shaft is leaking excessively. This leaking packing gland sprays water around the well site and on the well's electrical controls. These electrical controls are exhibiting corrosion as a result. There is no functioning flow meter to gauge flow from this well, and the site is overgrown with vegetation and poorly maintained. At the time of this report, the well was offline while the turbine line shaft pump was being replaced by a submersible pump system, estimated by Palm Springs Pump at \$24,000.

The backup well also functions in a basic way. It is only operable manually; there are no automatic controls. It is not disinfected when it is operated – it pumps directly into the old water storage tank with no chlorine injection. There is no flow meter, and the well is not vented. The reported 35 gpm production of this well would not be sufficient to meet the needs of the water system if the primary well were to become inoperable. At the time of this report, with the primary well offline, the Tribe is providing bottled water

service to residents to take some pressure off the backup well, which is not disinfected and does not produce sufficient quantity of water to fully meet residential demands.

2. **Water Storage:** Both water storage tanks are essentially in good condition. The older tank shows some corrosion on its exterior; its interior condition is unknown. Both tanks have minor issues with lack of hatch seals or unlocked gate cages, but both are in good condition overall, with primarily minor issues. Water storage capacity is sufficient for the community. Since the tanks are ground-level, they cannot provide sufficient water pressure when there is a power outage or the pumping stations are otherwise not in operation.
3. **Pumping Stations:** The booster pump system is in very poor condition. The fire pump has been inoperable since 2004, so the system has no capacity to produce high flows sufficient for firefighting. The other booster pumps do not alternate in usage – one booster pump is always in operation, while the other two are rarely in use. This reliance on a single pump results in rapid deterioration of the one pump due to overuse, and deterioration of the other two booster pumps due to underuse. The booster pumps lack inlet and outlet pressure gauges to ensure they are producing the correct pressure. There are electrical connections in need of repair or replacement. The booster pump system shuts down frequently (reported by the Tribe as happening several times per month) due to pump wear, electrical voltage spikes or other local electrical faults, and sometimes commercial power outages. When this occurs, the entire water system loses pressure. This loss of pressure in the system can lead to groundwater, drainage water, or sewage infiltrating into the water distribution system until water pressure is restored again.

Additionally, the hydropneumatic tank is not providing any useful function to the system. It is persistently waterlogged. It exhibits extensive corrosion, and is leaking from a corroded welded patch. This corroded and leaking area could result in a system shutdown were the leak to increase, or it could result in a tank explosion, since the tank is under pressure. The hydropneumatic tank has no pressure relief valve or sight gauge. Because this tank is not functioning, the booster pumps must work constantly to provide pressure to the system. Were it functioning properly, the booster pumps would not need to work continuously, therefore they would not suffer as much wear and tear, the Tribe would save on electricity, and the system would operate more efficiently.

4. **Water Treatment:** The system to provide chlorine disinfection only operates for the primary well; it does not provide disinfection for the backup well and cannot be easily reconfigured to do so. The disinfection system is not operated properly, utilizing a non-NSF-approved liquid sodium hypochlorite in a system designed for calcium hypochlorite tablets. The system does succeed in disinfecting the drinking water and maintaining chlorine residual.

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Additionally, the system has also had levels of perchlorate and chromium that, while not yet regulated by EPA, have concerned the Tribe for years. The system has no treatment systems for these contaminants. Both contaminants are being reviewed by EPA for possible changes in the MCL; a change in the EPA limit could result in the water system being out of EPA compliance. (See Appendix D for water quality information from the system's wells.)

5. **Water Distribution:** The water distribution system is in decent condition, and water main breaks are infrequent.

D. Financial Status:

1. **Rate Schedules:** The Band's rates for water usage are on a flat rate – residential units are charged \$24/month for water usage.
2. **Annual Operating Budget:** There is no separate budget for water operations within the Torres-Martinez Tribal Government. Water operations are under the tribe's Planning Department. Water department expenses for FY 2012 to date (10/1/11 to 5/31/12) were piecemealed together (Appendix E). Expenses over this eight-month period totaled \$81,478.00 to operate two Tribal public water systems. The expenses include salary and benefits for the water technician, vehicle operation and maintenance, electricity for wells and other water utility uses, equipment purchase and repair, and chemicals and other supplies (Appendix E). This total extrapolated over an entire year would total about \$122,000.
3. **Maintenance/O&M Costs:** There is no separate budget for water operations within the Torres-Martinez Tribal Government. The operation and maintenance expenses for FY 2012 can be extrapolated to \$122,000 per year. The entire budget is for maintenance and O&M costs (Appendix E).
4. **Tabulation of Users by Monthly Usage Categories:** Water usage calculations are shown in Appendix B.
5. **Revenues Received for Last Three Fiscal Years:** The Tribe bills 34 users at \$24 per month. This comes out to \$9,792 per year. The Tribe pays the remaining expenses (over \$100,000 per year) from its general fund.
6. **Existing Debts and Required Reserve Accounts:** No existing debts are listed for the water operations, and it has no reserve accounts separate from those the Tribe maintains in its general fund.

IV. NEED FOR PROJECT

- A. Health and Safety:** The Avenue 64 water system poses multiple health and safety hazards to the community and to the operators who run the system. These are documented extensively in the EPA Sanitary Survey Information (Appendix C) and correspondence from EPA to the Torres-Martinez Desert Cahuilla Indians (Appendix F). In the latter, EPA notified the Tribe that the deficiencies in the water system and its management “pose a critical risk to human health.” In this letter, the Tribe was given 120 days to respond with concrete actions to address the many deficiencies in the system or face a formal enforcement action.

The health and safety issues not specifically related to O&M issues can be summarized in a few key themes below.

- 1. Water Outages:** The Tribe reports water outages several times per month. The community is served by ground-level water storage tanks, which provides pressure to the system with booster pumps and a hydropneumatic tank. There is no gravity-fed water supply. There is no single cause for the water outages. Sometimes they are related to power surges or loss of commercial power. Sometimes they are related to failure of the booster pumps or failure of the primary well pump (currently offline at the time of this report). Section III-C of this report and the EPA sanitary survey in Appendix C document many of the deficiencies in the system that cause water outages.

Water outages occur at random and inconvenient times, leaving all the homes with no access to water – no ability to shower or flush toilets, no drinking water coming from the tap. Until the water is restored (usually a few hours later), the residents must either leave home to buy water to drink or live without any source of water.

These recurring water outages are not only an inconvenience to homeowners in the subdivision; they represent a real risk to human health. When a water system has an outage and loses positive pressure, groundwater, drainage water, or sewage collected near water pipes can infiltrate into the water distribution system. Given the failing septic systems in the community (documented in a separate wastewater preliminary engineering report submitted to USDA Rural Development), there is a good chance that raw sewage can infiltrate into the water distribution system. This water is then used and consumed by homeowners when the water system is restored to service and pressure returns to normal. Directly consuming sewage, even if it is diluted with fresh drinking water, can lead to numerous gastrointestinal diseases, with significant and potentially fatal consequences.

- 2. Insufficient Backup Water Source:** The backup well’s production is not sufficient to meet community demands without severely stressing the well pump. If the primary well were to run dry or collapse or become inoperable

for more than a couple of days, the backup well would likely not be able to meet demands, and water shortages and/or outages would result. The health and safety problems associated with water outages are described more fully in the previous section.

- 3. Inoperable Components:** The hydropneumatic tank is waterlogged and leaking, rendering it useless. If it were working properly, it would regulate booster pump function, preventing the pumps from running constantly. This results in overwork of the booster pumps, increasing the likelihood of their failure, which could result in water outages.

The fire pump has not been operable since 2004, according to the water operator. The three operable booster pumps cannot provide sufficient flow for firefighting needs. If there is a fire in the subdivision area, the water system does not have the capacity to fight it effectively. Without adequate fire suppression capacity, there is increased risk of property damage, serious injury, and death if a serious fire were to break out in the subdivision.

At the time of this report, the primary well was offline while the turbine line shaft pump was being replaced by a submersible pump system. With the primary well offline, the Tribe is providing bottled water service to residents to take some pressure off the backup well, which is not disinfected and does not produce sufficient quantity of water to fully meet residential demands.

- 4. Safety and Security Risks:** There are numerous open electrical connections and junction boxes without lids throughout the pumphouse. There is also extensive corrosion of many electrical components throughout the system, particularly at the primary well location. Each of these issues represents an electrical shock hazard for the water operator, who frequently conducts O&M activities without an assistant. An electrical shock experienced by the operator while unaccompanied could result in hospitalization or could potentially be fatal.

Additionally, the welded patch on the hydropneumatic tank is leaking, and there is no pressure relief valve on the tank. If the air compressor were run manually or if its pressure switch were to fail, and the valve exiting the pressure tank were closed, there is no mechanism to prevent pressure from increasing constantly until the tank explosion. Additionally, the extensive corrosion on the welded patch and presumed to be present internally translates to weaker structural integrity of the tank, thereby causing it to explode or fail catastrophically at a lower pressure than its rated pressure. The explosion of such a large steel tank could be lethal to anybody near it, and would result in a massive and difficult-to-repair water system leak, which would again result in a water outage.

Additionally, neither water storage tank is secured to prevent public access to climb the tank or to open the roof hatch. This represents a fall risk for any unauthorized individual who climbs either tank. This lack of security is also a potential health risk for all users on the water system – unauthorized access could lead to vandalism of the tank or potential contamination of the water in the tank (*e.g.* throwing a dead animal in the tank).

5. **Water Quality Potential Risks:** The backup well is not chlorinated and cannot be easily reconfigured to do so. If the primary well were to go offline and the backup well were used, it would only achieve disinfection by mixing with chlorinated water already in the system. If the backup well were used for more than a day or two, the chlorinated water and chlorine residual would be exhausted, and the entire system would be drinking water that has not been disinfected. This is not just a violation of the EPA Groundwater Rule; it is a significant health threat to water system users. Drinking water that hasn't been disinfected is associated with higher rates of gastrointestinal disease as well as skin and eye infections.

These water quality results also show that perchlorate is present in the water at levels the Tribe is concerned about. While EPA does not regulate perchlorate yet (a rule was being developed at the time of this report), the State of California does. The highest level of perchlorate measured by the Tribe is 5.4 ppb, and it is consistently above 3.3 ppb. The State's action level is 6.0 ppb. It is not clear at this time what level of perchlorate that EPA will assign as the MCL when the rule is implemented. There is certainly a possibility that the system could be in violation of the EPA limit for perchlorate when the rule is published. Ingestion of water with excessive levels of perchlorate is associated with inhibition of thyroid function, which can disrupt metabolic processes and damage fetuses' and infants' brain development.

Similarly, EPA is in the process of lowering its standard MCL for chromium. Chromium has consistently been around 10 ppb for this water system. While the current standard is 100 ppb, if the new standard is lowered enough, the Ave 64 water system could end up being in violation of the new chromium rule. Chromium can cause allergic dermatitis and the Chromium-6 valence has been determined to be a likely carcinogen.

Any one of the issues described above would justify some improvement of the existing water infrastructure. In combination, these critical or potential risks to human health seem to indicate that a larger-scale solution may be needed.

- B. **System O&M:** Many of the health and safety issues with the Ave 64 Water System have their roots in operation and maintenance problems.
 1. **Lack of O&M Resources:** Many (though not all) of the Health and Safety issues listed in the previous section have roots in operation and maintenance

(O&M) challenges for the Tribe. Fundamentally, the Tribe has few resources available to conduct O&M activities. Funding and staffing are both insufficient. The income generated from monthly billing for water services (\$24 per month per home) is insufficient for even the most basic O&M. If 100% collection were achieved in a year for a system with 34 connections, the Tribe would earn less than \$10,000 a year.

The Tribe must supplement significantly from its general fund, but the annual funding provided – about \$100,000 per year on average for two public water systems – is still woefully insufficient. This would not be sufficient to pay an operator salary, electricity, chemicals, an inventory of spare parts and supplies, fuel for vehicle, and other related expenses. For small rural water systems like the Ave 64 system at Torres-Martinez, it is nearly impossible to be financially secure. The Tribe would have to charge well over \$150 per month to each connection to break even, an expense most families in the subdivision could not afford.

2. **Lack of O&M Structure:** Even if resources were somehow available, the Tribe still lacks structure in many elements of its water O&M operations. The lone water operator reports to the Planning Department. There is no Water Department, and the Public Works Department was dissolved in 2008. There are no codes and ordinances with respect to the water systems on the reservation. There is no separate budget for water operations. There is no safety plan, nor a preventative maintenance plan. There are no O&M manuals for any parts of the system. There is no chlorine monitoring and coliform sampling plan.

The Tribe's water system O&M program lacks structure. This lack of structure is a hindrance to proper operation and maintenance, and many of the basic tasks that must be accomplished on a regular basis do not get done at all or only if an emergency forces them to occur. This weak O&M structure is visually evident in vegetation growth around the primary well, disorganized supplies piled up throughout the pumphouse, exposed electrical connections, and the like.

3. **Improper Operation & Maintenance of Water System Components:** The lack of O&M resources and weak O&M structure have led to numerous problems within the system that would not exist with proper O&M. These problems are documented extensively in IV-A above.

- C. **Growth:** There is not a lot of potential for future growth in this community. The area to be served is Tribal trust land. Most of the surrounding area within reservation boundaries is either individual allotted land or fee land. Therefore, the potential for additional growth is limited to the Tribal trust land available for development. The Tribe has indicated the possibility that another twelve homes

could be built adjacent to the existing subdivision. Additionally, the church may expand its footprint and build additional ancillary facilities in the future.

A full estimate of current and projected water uses, including demands from non-residential users, is included in Appendix B.

V. ALTERNATIVES CONSIDERED

While an attempt to rebuild the existing infrastructure would likely yield the lowest capital cost, it would not address three primary concerns. First, there is no certainty that improving the existing infrastructure could provide a suitable backup water supply. Presumably a new well would need to be drilled, which could have water quality or quantity issues. Second, improvements to existing infrastructure that would address the potential water quality issues concerning the Tribe (perchlorate and chromium) would be very costly and difficult to operate and maintain. Though there have not been MCL violations to date, they could arise with the publication of EPA's final rules on perchlorate and chromium. Finally, capital improvements of any kind would not address the many ongoing O&M issues, which the Tribe would have a hard time resolving without additional financial and manpower resources that would be difficult to obtain.

For these reasons, options involving some rebuilding of the existing infrastructure are not considered in depth. There is a regional water system near this community owned by the Coachella Valley Water District (CVWD). Connecting to this system would address not only the infrastructure deficiencies, but also the O&M problems facing the Tribe. Therefore, the options seriously considered in this proposal are based on connecting to the CVWD water system. Both options listed below have been considered by CVWD and are acceptable to them (see Appendix G for CVWD's letter of support for the different options available to the Tribe).

CVWD has prepared its own cost estimates for facilities they would own under all scenarios (Appendix G). These were used in generating the cost estimates attached here, but do not match exactly for a couple of reasons: (A) some unit costs were increased slightly since construction may not happen until a future date, and (B) the CVWD costs included an overhead charge on the fees, which was removed for this report.

Also, EPA has committed funding through a project funded under the Clean Water Act to assist with planning of a community sewer system to serve the Ave 64 subdivision. Since the water and sewer infrastructure will run parallel with a separation of about 15 feet, the sewer planning and the water planning can be conducted simultaneously with this funding. This project was funded through an Interagency Agreement between EPA and IHS. In this agreement, IHS will maintain and distribute funds and provide engineering assistance to the Torres-Martinez Desert Cahuilla Indians.

The project, CA 09-089 was funded for \$100,000 to assist with planning and feasibility study preparation for a community sewer system. The Interagency Agreement, Project

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Summary, and Memorandum of Agreement (and MOA Amendment) for this project can be found in Appendix H.

- A. OPTION #1:** Connect the Ave 64 water system to the CVWD regional water system. Tribe to own and maintain 8" PVC water main along Monroe Street. Connect to existing water distribution system in subdivision. Permanently disconnect existing wells, pumping system, and storage tanks.
- 1. Description:** Connect the Ave 64 water system to the CVWD regional water system. CVWD would construct a short extension of its existing water distribution system (12" DI water main) and provide a master meter at the southeast corner of Monroe St and Ave 62. From that point, tribe would construct an 8" PVC water main along Monroe Street within the road right-of-way within reservation boundaries. This new water main would be connected at two points to the existing 4" PVC water distribution system in the subdivision. The existing wells, pumping system, and storage tanks currently serving the Ave 64 water system would be permanently disconnected from the system (though they would not be abandoned, in case the Tribe desired to convert them into an irrigation system). CVWD would own only the short extension of 12" DI water main and the master meter; the Tribe would own and maintain the 8" PVC water main and the existing 4" PVC water main within the subdivision.
 - 2. Design Criteria:** The water mains and appurtenances would follow all applicable American Water Works Association (AWWA) standards for construction of drinking water facilities. These include, but are not limited to the C100 series for ductile iron pipe, the C500 series for valves and hydrants, the C600 series for installation and disinfection of the facilities, the C700 series for water meters, and the C900 series for PVC pipe. The facilities to be owned by CVWD would also follow their own standards, which require installation of ductile iron for all mains and laterals.
 - 3. Map:** A map of this option is located in Appendix A, map 3.
 - 4. Environmental Impacts:** Environmental impacts would be limited to construction of the facilities; regular operation and maintenance activities would have no impacts. Biological and cultural studies of the area of potential impact were underway at the time of this report. Biological impacts are not anticipated, as construction is entirely within a previously disturbed shoulder of an existing roadway. There is a potential for impacts on cultural resources. After the cultural study is complete, a mitigation plan will be prepared to address protocol if inadvertent cultural or archaeological sites are encountered during construction.

5. **Land Requirements:** Construction would be entirely within a road right-of-way (ROW), but at the time of this report, it was not clear which entity had control of that ROW. The expectation is that CVWD and the Tribe would have to obtain a utility easement within the road ROW, most likely from the County or the Bureau of Indian Affairs (BIA). If no ROW exists for the road, then CVWD and the Tribe would have to ask for rights-of-way from landowners along the construction corridor. Though almost all the water main route is within reservation boundaries, some of the land is owned by the Tribe, some is owned by individual Tribal members in allotment, and some is owned by non-Tribal individuals as fee land.
6. **Construction Problems:** No construction problems anticipated. Water main construction would be routine. Rock may be encountered, but it is not anticipated to be a significant hurdle to construction.
7. **Cost Estimates:** A detailed cost estimate is in Appendix I. The total estimated cost of Option #1 is \$1,460,000. This estimate breaks down to \$1,000,000 for the CVWD portion of the project and \$460,000 for the Tribal portion of the project. The estimate of \$1,000,000 for the CVWD portion of the project is very close to the \$1,064,882 estimate CVWD provided (Appendix G).
 - a. **Construction:** Estimated construction costs for this option are \$402,500. This includes \$58,500 in direct construction costs for CVWD, and \$344,000 in construction procured by the Tribe.
 - b. **Non-construction and Other Projects:** Estimated non-construction costs for this option are \$1,057,500. Most of these non-construction costs (almost \$900,000) consist of fees that CVWD would charge for connecting to its water system. The remaining non-construction costs (about \$166,000) include engineering support, construction inspection, tribal contract administration, and contingencies.

The EPA has also provided \$100,000 of in-kind planning services, including mapping and surveying, environmental assessment costs, and geotechnical investigation. These in-kind funds are not included in the cost estimate above.

- c. **Annual Operation and Maintenance:** The recurring O&M costs of this option are \$25,610 (Appendix I). This primarily consists of regular billing for water usage that CVWD would charge the Tribe, but also includes charges for the Tribe to perform fairly minor O&M of the water distribution system that it owns. It also includes regular water testing since the system would still qualify as a consecutive system, and thus would have to comply with SDWA. This would break down to \$63 per month per connection.

If charges for capital replacement of the entire water system owned by the Tribe are included in the calculation, the O&M cost increases by \$51,081 per year to a total of \$76,691 per year. If the Tribe chose to collect these capital replacement costs in monthly billing increases to system users, it would increase the monthly billing to \$188 per month per connection.

d. Present Worth, Based on Federal Discount Rates: The present worth of this option is \$2,052,000 (Appendix I). Capital replacement of facilities owned by CVWD would be the water district's responsibility and would be reflected in the water billing costs, already included in the O&M calculation.

- 8. Advantages/Disadvantages:** Both of these options address the primary needs of the Tribe, improving water quality and reliability, while reducing the Tribe's O&M burden. The primary advantage of this option is that it has the lowest capital cost. The primary disadvantage is that this option has the highest O&M cost and burden to the Tribe.

Since Tribe would own almost a mile of new water main, it would have to operate and maintain it, and it would have to eventually replace when it exceeds its design life. While O&M of the additional water main would not increase O&M costs much (estimated at \$5 per home per month), the need to budget for capital replacement of the infrastructure would increase monthly billing greatly (about \$70 more per home per month).

This option would also not contribute to further extension of the regional CVWD water system, which could eventually serve other portions of the reservation. This project would also not receive a credit of over \$130,000 in fees for building a portion of the CVWD water distribution. The ductile iron water main required by CVWD would be expected to have a longer design life as well.

- B. OPTION #2:** Connect the Ave 64 water system to the CVWD regional water system. CVWD to own and maintain 12" DI water main along Monroe Street. Connect to existing water distribution system in subdivision. Permanently disconnect existing wells, pumping system, and storage tanks.

- 1. Description:** Connect the Ave 64 water system to the CVWD regional water system. CVWD would construct a 12" DI water main from its existing 24" DI water main at the intersection of Monroe St and Ave 62 to the Ave 64 housing subdivision. This new water main would be connected at two points to the existing 4" PVC water distribution system in the subdivision. Both of these connection points would have a master water meter owned by CVWD. After the master meter, the water system

would continue to be owned and maintained by the Tribe. The existing wells, pumping system, and storage tanks currently serving the Ave 64 water system would be permanently disconnected from the system (though they would not be abandoned, in case the Tribe desired to convert them into an irrigation system). CVWD would own the entire 12" DI water main and the master meters; the Tribe would own and maintain the existing 4" PVC water main within the subdivision.

2. **Design Criteria:** The water mains and appurtenances would follow all applicable American Water Works Association (AWWA) standards for construction of drinking water facilities. These include, but are not limited to the C100 series for ductile iron pipe, the C500 series for valves and hydrants, the C600 series for installation and disinfection of the facilities, the C700 series for water meters, and the C900 series for PVC pipe. The facilities to be owned by CVWD would also follow their own standards, which require installation of ductile iron for all mains and laterals.
3. **Map:** A map of this option is located in Appendix A, map 4.
4. **Environmental Impacts:** Environmental impacts would be limited to construction of the facilities; regular operation and maintenance activities would have no impacts. Biological and cultural studies of the area of potential impact were underway at the time of this report. Biological impacts are not anticipated, as construction is entirely within a previously disturbed shoulder of an existing roadway. There is a potential for impacts on cultural resources. After the cultural study is complete, a mitigation plan will be prepared to address protocol if inadvertent cultural or archaeological sites are encountered during construction.
5. **Land Requirements:** Construction would be entirely within a road right-of-way (ROW), but at the time of this report, it was not clear which entity had control of that ROW. The expectation is that CVWD and the Tribe would have to obtain a utility easement within the road ROW, most likely from the County or the Bureau of Indian Affairs (BIA). If no ROW exists for the road, then CVWD and the Tribe would have to ask for rights-of-way from landowners along the construction corridor. Though almost all the water main route is within reservation boundaries, some of the land is owned by the Tribe, some is owned by individual Tribal members in allotment, and some is owned by non-Tribal individuals as fee land.
6. **Construction Problems:** No construction problems anticipated. Water main construction would be routine. Rock may be encountered, but it is not anticipated to be a significant hurdle to construction.

7. **Cost Estimates:** A detailed cost estimate is in Appendix I. The total estimated cost of Option #2 is \$1,610,000. This estimate breaks down to \$1,590,000 for the CVWD portion of the project and \$20,000 for the Tribal portion of the project. The estimate of \$1,590,000 for the CVWD portion of the project is close to the \$1,498,065 estimate CVWD provided (Appendix G).

a. **Construction:** Estimated construction costs for this option are \$606,000. This includes \$588,500 in direct construction costs for CVWD, and \$17,500 in construction procured by the Tribe.

b. **Non-construction and Other Projects:** Estimated non-construction costs for this option are \$1,004,000. Most of these non-construction costs (over \$760,000) consist of fees that CVWD would charge for connecting to its water system. The remaining non-construction costs (about \$244,000) include engineering support, construction inspection, tribal contract administration, and contingencies.

The EPA has also provided \$100,000 of in-kind planning services, including mapping and surveying, environmental assessment costs, and geotechnical investigation. These in-kind funds are not included in the cost estimate above.

c. **Annual Operation and Maintenance:** The recurring O&M costs of this option are \$23,610 (Appendix I). This primarily consists of regular billing for water usage that CVWD would charge the Tribe, but also includes charges for the Tribe to perform fairly minor O&M of the water distribution system that it owns. It also includes regular water testing since the system would still qualify as a consecutive system, and thus would have to comply with SDWA. This would break down to \$58 per month per connection.

If charges for capital replacement of the entire water system owned by the Tribe are included in the calculation, the O&M cost increases by \$24,455 per year to a total of \$48,065 per year. If the Tribe chose to collect these capital replacement costs in monthly billing increases to system users, it would increase the monthly billing to \$118 per month per connection.

d. **Present Worth, Based on Federal Discount Rates:** The present worth of this option is \$2,156,000 (Appendix I). Capital replacement of facilities owned by CVWD would be the water district's responsibility and would be reflected in the water billing costs, already included in the O&M calculation.

8. **Advantages/Disadvantages:** Both of these options address the primary needs of the Tribe, improving water quality and reliability, while reducing the Tribe’s O&M burden. The primary advantage of this option is that it has the lowest O&M cost and burden to the Tribe. The primary disadvantage is that it has the highest capital cost.

This option would require the Tribe to operate a minimal amount of new water distribution infrastructure beyond what it already owns and operates. This decreases O&M costs slightly and greatly decreases the amount the Tribe would need to budget for eventual replacement of the water system when it exceeds its design life.

This option would also contribute to further extension of the regional CVWD water system, which could eventually serve other portions of the reservation. This project would also receive a credit of over \$130,000 in fees for building a portion of the CVWD water distribution. The ductile iron water main required by CVWD would be expected to have a longer design life as well.

VI. SELECTION OF AN ALTERNATIVE

	Improves Reliability	Capital Cost	O&M Cost	Replacement Cost	Contributes to Regionalization
Option #1	X	X			
Option #2	X		X	X	X

Table 1: Evaluation of Alternatives

The Table above evaluates the advantages and disadvantages of both options. Both options improve the water system reliability greatly, resulting in better health for residents in the Ave 64 subdivision. Option #1 is about \$150,000 less expensive in terms of capital cost. However, Option #2 costs \$2,000 less per year in O&M costs and almost \$30,000 less per year when set-aside for capital replacement of Tribally-owned infrastructure is included. Option #2 also reduces the Tribe’s O&M burden and contributes to the regionalization of the water system, which could serve other portions of the reservation in the future.

Given the simpler and less costly O&M for the Tribe, **Option #2 is recommended** as the preferred alternative. The Tribe and CVWD both prefer this option, as it results in a better long-term solution for both entities.

VII. PROPOSED PROJECT (RECOMMENDED ALTERNATIVE):

A. Project Design

1. **Water Supply:** The existing water supply wells would be physically disconnected from the system, and water supply would come from

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Coachella Valley Water District (CVWD). The Tribe could utilize the existing wells for a separate irrigation system.

2. **Treatment:** The existing disinfection would be taken offline and abandoned, and treatment would be provided by CVWD.
 3. **Storage:** The existing water storage tanks would be taken offline. Water storage and adequate system pressure would come from existing CVWD water storage tanks and pumping stations. The Tribe could utilize the existing water storage tanks for a separate irrigation system.
 4. **Pumping Stations:** The existing pumphouse would be taken offline, and water pressure would be provided by CVWD. The Tribe could utilize the existing booster pump system for a separate irrigation system.
 5. **Distribution Layout:** Construct a 12" ductile iron water main along Monroe Street between Ave 62 and Ave 64. Connect to the existing 4" Tribal water distribution system at two points (see Appendix A, map 4). The existing 4" PVC water distribution system would be disconnected from the existing Tribally-owned wells, tanks, and booster system, but it would remain in service, with water source being from the 12" CVWD water main. The existing water distribution infrastructure would continue to be owned by the Tribe as a consecutive water system, but the 12" water main along Monroe Street would be owned by CVWD.
 6. **Hydraulic Calculations:** Hydraulic calculations were not available at the time of this report. However, hydraulic calculations will be employed during the design phase of the project.
- B. Cost Estimate:** The estimated cost of this project is \$1,610,000. This includes both construction and non-construction costs. A breakdown of the cost is shown in Appendix I.

Note that over \$700,000 of this budget is in a Supplemental Water Supply Charge, which CVWD charges on a per-acre basis for residential zones. The Tribe is seeking to negotiate this charge to a lower amount. The cost estimate is based on a worst-case scenario, assuming no reduction can be negotiated. However, reasonable negotiation may reduce the charge by \$300,000 or more.

- C. Annual Operating Budget:** The Tribe's O&M burden would decrease considerably as a result of this project.
1. **Income:** CVWD water service would be charged on a monthly basis directly to the Tribe (as opposed to each home). The Tribe would pay an estimated \$19,710 per year to CVWD for water billing, as well as another \$1,500 per year for its own O&M activities and \$2,400 per year for water

quality testing requirements. The Tribe could pay these expenses from its own general account, or it could charge each connection with monthly billing. If monthly billing were used, each connection would need to pay about \$58 per month.

2. **Operation and Maintenance Costs:** The recurring O&M costs of this option are \$23,610 (Appendix I). This primarily consists of regular billing for water usage that CVWD would charge the Tribe, but also includes charges for the Tribe to perform fairly minor O&M of the water distribution system that it owns. This would break down to \$58 per month per connection (Appendix I).
3. **Capital Improvements:** The funding for capital replacement of the entire Tribally-owned portion of the water system that would need to be set aside is \$24,455 per year (Appendix I). The Tribe would not need to set aside any funding for capital replacement of any facilities owned by CVWD.
4. **Debt Repayments:** The Tribe has no existing debt repayments, and would incur no debts as a result of this project.
5. **Reserve:**
 - **Debt Service Reserve:** Debt service reserve is established at one-tenth the annual debt repayment requirement. This can be calculated from the annual debt payments above to be \$2,446.
 - **Short-Lived Asset Reserve:** No short-lived assets are proposed in this project.

VIII. CONCLUSIONS AND RECOMMENDATIONS

- A. **Conclusions:** Between the poor design and construction and numerous operation and maintenance (O&M) challenges imposed on the Tribe, the Avenue 64 water system on the Torres-Martinez Indian Reservation poses serious health threats to the residents who utilize it for their drinking water. Some of these threats (inoperable components, safety and security risks) could be minimized with moderate capital improvements. Other threats (O&M structure and resources) could be minimized if the Tribe had more resources available for O&M. Still others (insufficient backup water supply, water quality potential risks) would be costly and uncertain to address with improvement of the existing infrastructure. Perhaps the most critical problem with the water system, repeated short-term water outages, would fit into all three categories. Any attempt to improve the health and safety of the Ave 64 subdivision residents through upgrades to the existing system and/or O&M improvements would either be prohibitively expensive, or would only solve some of the system's many existing issues. And

no upgrade of existing infrastructure would solve the lingering O&M challenges faced by the Tribe.

Meanwhile, less than a mile away, the regional water system operated by the Coachella Valley Water District (CVWD) provides the potential for much safer, more reliable water, while requiring much less direct O&M from the Tribe. The cost to connect to this water system is high, primarily because of fees the water district charges for all new users (which the Tribe is currently seeking to reduce through negotiation). However, if the Tribe could connect to this regional water system, it would truly be a panacea for its water quality, water quantity, and O&M problems.

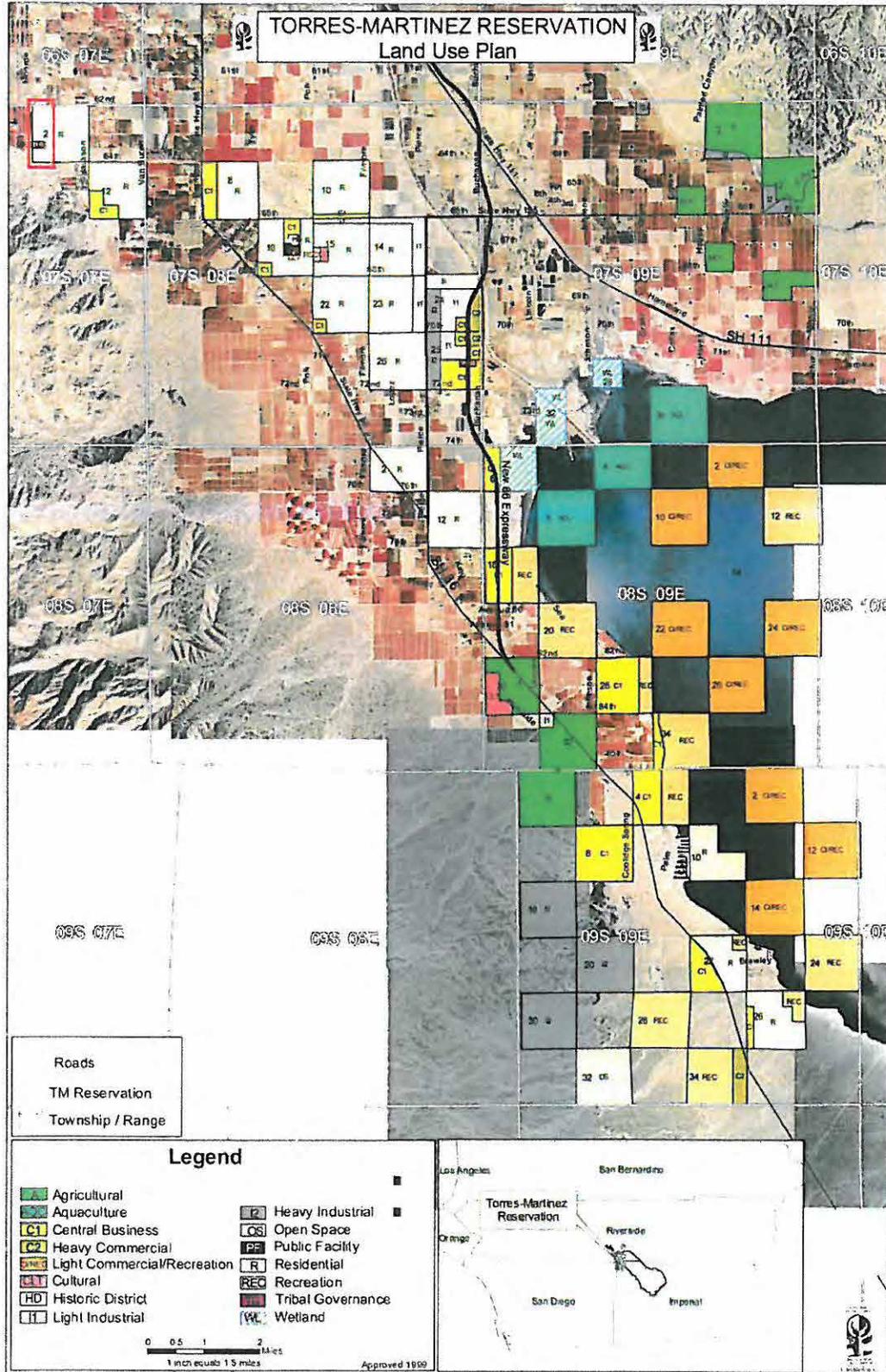
Two alternatives for connecting to CVWD are explored in depth in this report. One involves a minor extension of CVWD water main and a major extension of the Tribally-owned water distribution system. The other would involve a significant extension of the CVWD regional system, with minor additions to the Tribal water system to connect to the regional system. In both options, the existing wells, storage tanks, and pressure stations would be physically disconnected from the system.

While the first option would cost less in terms of capital cost, it would cost more in short- and long- term O&M for the Tribe. The second option would not only cost the Tribe less from an eventual capital replacement standpoint, but it would extend the regional water system a mile into Tribal lands. Eventually other portions of the reservation or other non-Indian communities could benefit from its continued extension starting from the one proposed herein.

- B. Recommendations:** It is recommended that the second alternative be implemented. The option would involve construction of a CVWD-owned 12” ductile iron water main along Monroe Street between Ave 62 and 64, and connection of the existing Tribal water distribution system to this new water main. In addition, the existing water source for the Tribal system would be permanently disconnected from the distribution system to prevent cross-contamination. While this option is not the cheapest one available, it is the most sensible for both operation and maintenance and regional expansion of the water system.

APPENDIX A

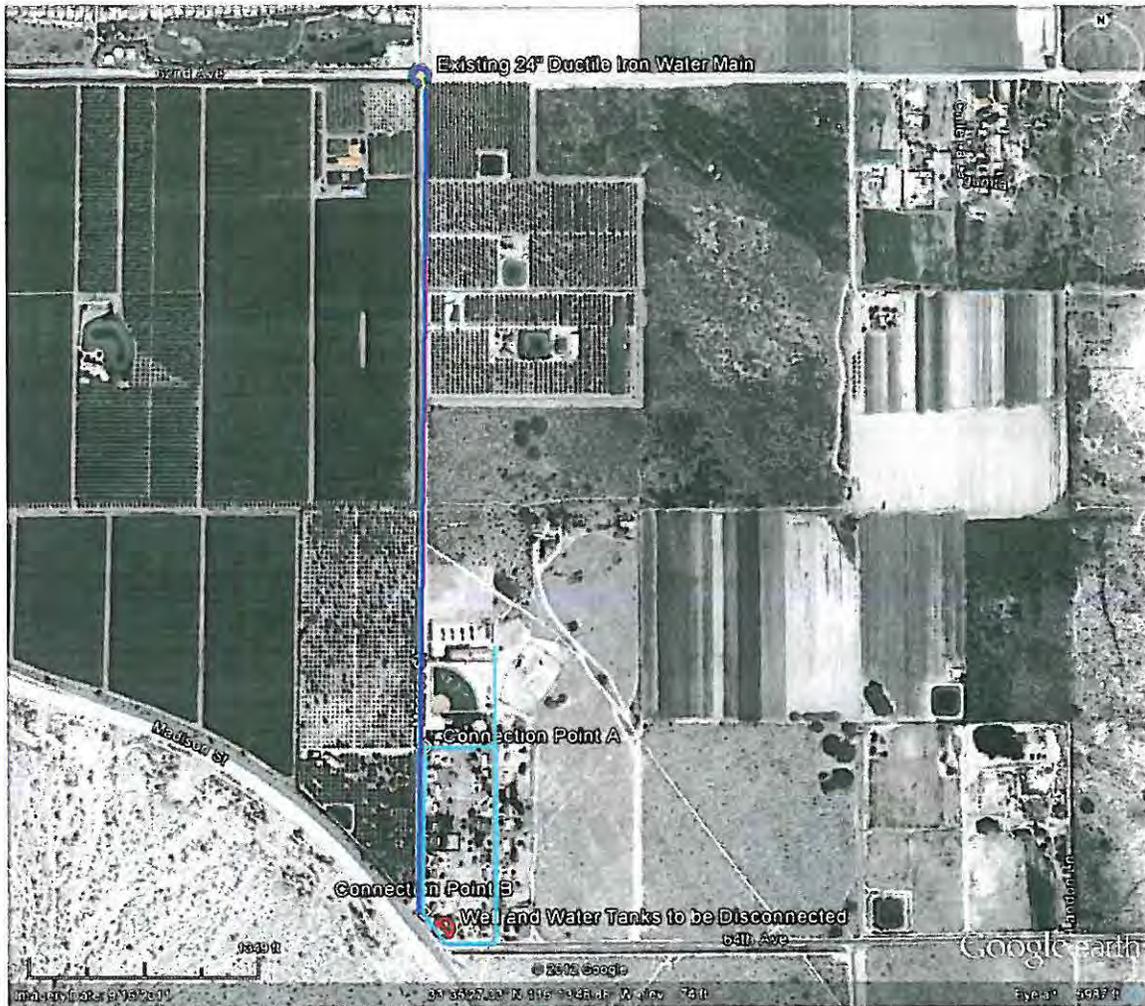
Maps



Map 1: Torres Martinez Indian Reservation
(Project Planning Area within red box in upper left corner of map)

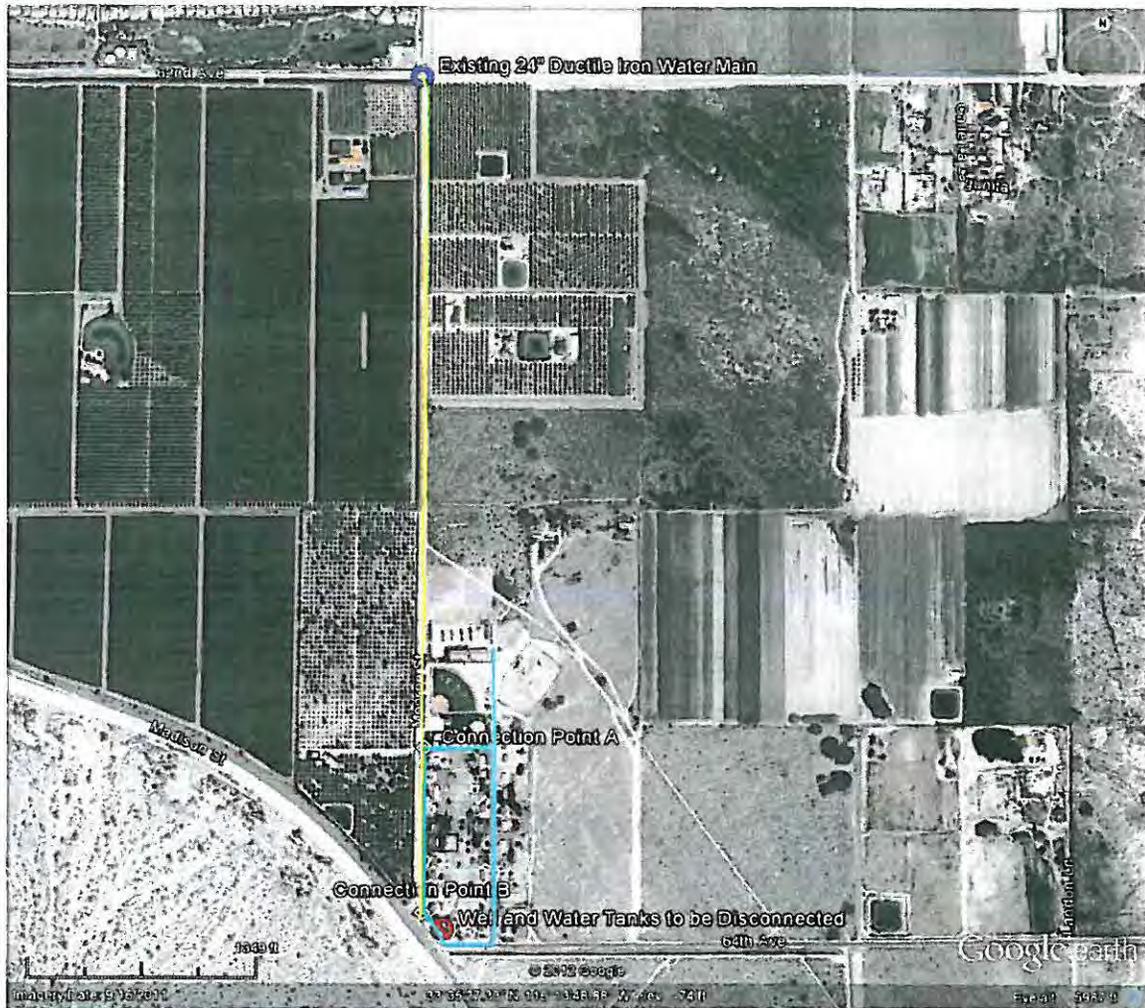


Map 2: Project Planning Area



Source: Google Maps

Map 3: Option #1: Tribe Owned 8" PVC Water Main
(Yellow = CVWD Owned 12" Ductile Iron Water Main
Dark Blue = Tribe Owned 8" PVC Sewer Main
Light Blue = Existing 4" Tribe Owned PVC Water Main)



Source: Google Maps

Map 4: Option #2: CVWD Owned 12" Ductile Iron Water Main
(Yellow = CVWD Owned 12" Ductile Iron Water Main
Light Blue = Existing 4" Tribe Owned PVC Water Main)

Preliminary Engineering Report
for the
Torres-Martinez Desert Cahuilla Indians

CVWD Sewer Main Extension to
Avenue 64 Housing Subdivision

Prepared by
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May 2012

For
Torres-Martinez Desert Cahuilla Indians
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Preliminary Engineering Report
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Torres-Martinez Desert Cahuilla Indians
May 2012

Table of Contents

<u>Section</u>	<u>Page</u>
I. General - - - - -	4
II. Project Planning Area	
A. Location	
B. Environmental Resources Present	
C. Growth Area and Population Trends	
III. Existing Facilities - - - - -	5
A. Individual Septic Systems	
B. History	
C. Condition of Facilities	
D. Financial Status	
IV. Need for Project - - - - -	6
A. Health, Sanitation, and Security	
B. System O&M	
C. Growth - - - - -	7
V. Alternatives Considered	
A. Option #1 - - - - -	8
1. Description	
2. Design Criteria - - - - -	9
3. Map	
4. Environmental Impacts	
5. Land Requirements	
6. Construction Problems	
7. Cost Estimates	
a. Construction	
b. Non-construction and other projects - - - - -	10
c. Annual Operation and Maintenance	
d. Present Worth	
8. Advantages/Disadvantages	
B. Option #2 - - - - -	11
1. Description	
2. Design Criteria - - - - -	12
3. Map	
4. Environmental Impacts	
5. Land Requirements	
6. Construction Problems	
7. Cost Estimates - - - - -	13
a. Construction	
b. Non-construction and other projects	

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

c. Annual Operation and Maintenance								
d. Present Worth	-	-	-	-	-	-	-	14
8. Advantages/Disadvantages								
C. Option #3	-	-	-	-	-	-	-	15
1. Description								
2. Design Criteria								
3. Map								
4. Environmental Impacts								
5. Land Requirements	-	-	-	-	-	-	-	16
6. Construction Problems								
7. Cost Estimates								
a. Construction								
b. Non-construction and other projects								
c. Annual Operation and Maintenance	-	-	-	-	-	-	-	17
d. Present Worth								
8. Advantages/Disadvantages								
VI. Selection of an Alternative	-	-	-	-	-	-	-	19
VII. Proposed Project								
A. Project Design								
1. Collection System Layout								
2. Pumping Stations	-	-	-	-	-	-	-	20
3. Treatment								
B. Cost Estimate								
C. Annual Operating Budget								
1. Income								
2. Operation and Maintenance Costs								
3. Capital Improvements								
4. Debt Payments	-	-	-	-	-	-	-	21
5. Reserve								
VIII. Conclusions and Recommendations								
A. Conclusions								
B. Recommendations	-	-	-	-	-	-	-	22

LIST OF TABLES:

Table 1: Evaluation of Alternatives	-	-	-	-	-	-	-	19
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APPENDICES:

Appendix A: Maps and Photos

Appendix B: Calculations of Water Usage

Appendix C: Coachella Valley Water District Letter Dated January 24, 2012

Appendix D: Project Documents for Two EPA Clean Water Act Projects Serving the Ave 64 Subdivision

Appendix E: Cost Estimates, Capital and O&M Costs

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

ACRONYMS USED:

CVWD	-	-	-	-	Coachella Valley Water District
VCP	-	-	-	-	vitrified clay pipe
PVC	-	-	-	-	polyvinyl chloride
gpd/ft ²	-	-	-	-	gallons per day per square foot
EPA	-	-	-	-	Environmental Protection Agency
O&M	-	-	-	-	operation and maintenance
ROW	-	-	-	-	right-of-way
VGS	-	-	-	-	variable grade sewer

I. GENERAL

The Torres-Martinez Desert Cahuilla Indians are a federally recognized Indian Tribe primarily located in the south central part of Riverside County and north central part of Imperial County in southwestern California (Appendix A, map 1). The reservation is checkerboarded through parts of the Coachella Valley, with most of the population northwest of the Salton Sea and parts of the reservation actually beneath the Salton Sea. The total area of the reservation is 49.3 square miles, of which over 30% is checkerboarded under parts of the Salton Sea. The valley is arid and very low in elevation, with parts of the reservation below sea level. Appendix A, map 2 shows the project planning area.

II. PROJECT PLANNING AREA

The Tribal population living within reservation boundaries is approximately 400 and is spread out throughout the reservation, with higher population density in a housing subdivision located at the intersection of Avenue 64 and Monroe Street and near the Tribal Headquarters on Martinez Road, just off Avenue 66.

- A. Location:** The project planning area is along Monroe St between Ave 62 and Ave 64, including the entire Avenue 64 subdivision area. The proposed sewer main would connect to an existing 33" sewer main located at the intersection of Ave 62 and Monroe St, owned by Coachella Valley Water District (CVWD). The sewer main would be built entirely within the Monroe St right-of-way between Ave 62 and Ave 64. It would connect to an internal sewer collection system to be constructed with IHS and EPA funds. Additionally, the existing septic tanks would need to be crushed and abandoned after the sewer was fully online and serving the community.
- B. Environmental Resources Present:** The area of construction is primarily surrounded by agricultural areas or undeveloped desert land, with some residential areas. A complete environmental assessment was underway at the time of this report. As the entire construction area is previously disturbed, no impacts on biological resources are anticipated. There is potential for cultural resources within the area of potential effects. A mitigation plan was being prepared at the time of this report. Aside from cultural resources, no disturbance of critical habitat, floodplain, or other areas of acute environmental concern is anticipated. Construction will be entirely within existing road rights-of-way.
- C. Growth Area and Population Trends:** There are thirty-three (33) single occupancy homes in the Avenue 64 housing subdivision, with an estimated population of 100 people. Additionally there are a church, a park, a ball field, and a cemetery near the subdivision.

The area to be served is Tribal trust land. Most of the surrounding area within reservation boundaries is either individual allotted land or fee land (Appendix A,

map 3). Therefore, the potential for additional growth is limited to the Tribal trust land available for development. The Tribe has indicated the possibility that another twelve homes could be built adjacent to the existing subdivision. Additionally, the church may expand its footprint and build additional ancillary facilities in the future.

A full estimate of current and projected water demand (which directly correlates to sewage produced), including demands from non-residential users, is included in Appendix B.

III. EXISTING FACILITIES

A. Individual Septic Systems: All of the homes and non-residential units in the Avenue 64 subdivision are served by septic systems. Each of these systems is comprised of a 1,000-gallon or 1,500-gallon concrete septic tank, 4" PVC solid sewer pipe connecting the home to the tank and the tank to the drainfield, and 4" perforated pipe with septic rock as drainfield. Septic systems for all of the homes are located behind the home on the same lot the home occupies, while the septic system for the church and associated facilities is located to its side.

B. History: History of system construction is as follows:

late 80's Initial construction of the individual septic systems for each of the homes and non-residential units in the Ave 64 subdivision.

C. Condition of Facilities: Many of the septic systems in the subdivision are failing, causing sewage to surface in the backyard area of the homes. Evidence of failing septic systems is often evident by the presence of lush green plant life where it would otherwise be absent. Photo 1 in Appendix A shows several locations at which this is evident, where septic system failure is apparent. Sometimes the failure is hard to detect at the scale of the photo, but when the image is zoomed to a higher resolution (see Photos 2-9 in Appendix A), it becomes more apparent.

The primary cause of septic system failure is because soil in the lower Coachella Valley tends to have a low permeability. Reviewing soil testing IHS has conducted on the Torres-Martinez Reservation over the last 20 years, soils have tended to be silt, silty loam, or silty clay loam. These types of soils tend to have a maximum loading rate from 0.0 to 0.4 gpd/ft². Some of these soils simply cannot accept a septic system, while others require very large drainfields to function properly, at least 400-500 linear feet of drainfield for a typical 2 bedroom house. There is not sufficient room within the property lines to support new septic systems.

D. Financial Status: Since the community is served with individual septic systems, there is no community utility service. The cost of pumping septic tanks is borne

by the homeowner. If the system fails and requires repairs, those costs are also borne by the homeowner, with costs varying from several hundred to several thousand dollars. Many homeowners cannot afford this expense and live with surfacing sewage near their homes on an intermittent basis or year-round.

IV. NEED FOR PROJECT

- A. Health, Sanitation, and Security:** It is evident (Photos 1-9 in Appendix A) that many of the septic systems in the Ave 64 subdivision are failing, with surfacing sewage or hydraulic overloading from the septic system evident in the homes' backyards. Surfacing sewage can cause numerous diseases by direct contact (*e.g.* Hepatitis A) and by fostering disease-carrying vectors (*e.g.* mosquitoes – West Nile Virus). Children and pets may run through mud standing over a failed septic system and bring sewage-contaminated dirt and dust into the home, further spreading disease.

Hydraulic overloading of the soil by a failed septic system can cause disease by contaminating drinking water sources with many pollutants, such as nitrates (*e.g.* methaemoglobinemia, aka blue baby syndrome) and microorganisms (*e.g.* dysentery, cholera, *giardia*). It is documented in another May 2012 Preliminary Engineering Report prepared by IHS for the Tribe that the existing water system frequently experiences outages. When the water system experiences an outage, the loss of water pressure can cause groundwater or standing sewage around water lines to infiltrate into the water distribution system. When the water system is returned to service, this contaminated water remains in the system and can be consumed by users in the system. In this situation, the people living in the subdivision are essentially drinking diluted sewage. Given extensive evidence of septic system failure and frequent reports of water outages, this is almost certainly true.

Finally, the aesthetic concerns about failing septic systems are not trivial. Residents are less likely to play or exercise in a backyard muddy with sewage from a failed septic system. Unpleasant odors are often associated with failed septic systems. Many failed septic systems will impact community-wide morale and sense of pride in the neighborhood. Property values are adversely impacted. While the health effects of multiple failing septic systems are extensive, other aesthetic impacts similarly harm individuals and the community as a whole.

- B. System O&M:** There is currently no community sewer system, just individual septic systems for each connection. Each homeowner is responsible for O&M, including regular septic tank pumping, any required repairs, and the like. Evidence of failing or failed septic systems for many of the homes may be partially indicative of O&M difficulties. Some failures (*e.g.* clogs or pipe breaks) can be repaired if the homeowner has sufficient resources to do so. It is not clear to what extent the septic system failures evident in the area are due to hydraulic overloading (which could not be fixed with better O&M) or due to clogs or breaks

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

(which could be improved with better O&M). The former cause of failure is more likely than the latter, due to poor soil permeability and the prevalence of the failures (*i.e.* most communities don't experience septic system clogs or breaks for 40-50% of homes simultaneously).

- C. **Growth:** There is not a lot of potential for future growth in this community. The area to be served is Tribal trust land. Most of the surrounding area within reservation boundaries is either individual allotted land or fee land (Appendix A, map 3). Therefore, the potential for additional growth is limited to the Tribal trust land available for development. The Tribe has indicated the possibility that another twelve homes could be built adjacent to the existing subdivision. Additionally, the church may expand its footprint and build additional ancillary facilities in the future.

A full estimate of current and projected water demand (which directly correlates to sewage produced), including demands from non-residential users, is included in Appendix B.

V. ALTERNATIVES CONSIDERED

Due to lack of land base available, creating a small separate community sewer system with a lagoon is not possible. The land held in Tribal trust within this section of the reservation does not extend far beyond the location of existing structures within the Ave 64 subdivision (see Appendix A, Map 3). This small parcel of trust land is surrounded entirely by privately-held fee land or individually-owned Tribal allotment.

For these reasons, options involving building a small separate community sewer system are not considered in depth. There is a regional sewer system near this community owned by the Coachella Valley Water District (CVWD). Connecting to this system would address all of the health and safety needs the Tribe has. Therefore, the options seriously considered in this proposal are based on connecting to the CVWD sewer system. Both options listed below have been considered by CVWD and are acceptable to them (see Appendix C for CVWD's letter of support for the different options available to the Tribe).

CVWD has prepared its own cost estimates for facilities they would own under all scenarios (Appendix C). These were used in generating the cost estimates attached here, but do not match exactly for a couple of reasons: (A) some unit costs were increased slightly since construction may not happen until a future date, and (B) the CVWD costs included an overhead charge on the sanitation capacity fee, which was removed for this report.

Also, EPA has committed funding through two different projects funded under the Clean Water Act to assist with completion of a community sewer system to serve the Ave 64 subdivision. Both of these projects were funded through an Interagency Agreement

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

between EPA and IHS. In this agreement, IHS will maintain and distribute funds and provide engineering assistance to the Torres-Martinez Desert Cahuilla Indians.

One project, CA 09-089, was funded for \$100,000 to assist with planning and feasibility study preparation for a community sewer system. The Interagency Agreement, Project Summary, and Memorandum of Agreement (and MOA Amendment) for this project can be found in Appendix D.

The other project, CA 12-E28, was funded for \$680,000 to construct the sewer collection laterals and sewer service lines within the Ave 64 subdivision. The project documents were being prepared at the time of this report, but the award letter confirming the funding for this project is included in Appendix D.

Given (1) the planning and partial construction funding provided by EPA, (2) the engineering assistance IHS will provide as part of these EPA-funded projects, and (3) CVWD's stated interest in expanding to serve this subdivision, this PER is limited to considering different options for extending sewer main along Monroe Street from the existing CVWD sewer system to the Ave 64 subdivision.

A. OPTION #1: Connect all the homes and non-residential units in the Ave 64 subdivision to the CVWD regional sewer system. Tribe to own and maintain 8" PVC sewer main along Monroe Street. EPA has funded the construction of sewer laterals and sewer service lines within the subdivision (to be owned by the Tribe). This project just seeks to construct the 8" sewer main along the length of Monroe Street between Ave 62 and Ave 64.

1. Description: Construct 16 feet of 8" VCP gravity sewer main from the existing 33" VCP sewer main at the intersection Monroe St and Ave 66 to the edge of the reservation boundary. This will be the extent of facilities ultimately owned by CVWD under this option.

Construct approximately 5,000 feet of 8" PVC gravity sewer main along Monroe Street between Ave 62 and Ave 64. Sewer main will include manholes located at least every 500 feet, as well at intersections with sewer laterals. These facilities will be owned by the Tribe permanently.

Additionally, EPA has provided funding for about 1,700 feet of 8" PVC gravity sewer laterals within the subdivision, and 4" sewer service lines to connect each home or non-residential user to the community sewer system. EPA has also provided funding for all planning activities associated with this project (surveying, NEPA compliance, geotechnical studies). As outside funding for this planning and construction has already been obtained by the Tribe, it is not part of this project, though it is necessary for this project to be meaningful.

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

2. **Design Criteria:** The sewer mains, manholes and appurtenances would follow all applicable 10-State standards for construction of sewer collection facilities. The facilities to be owned by CVWD would also follow their own standards, which require installation of vitrified clay pipe for all mains and laterals.
3. **Map:** A map of this option is located in Appendix A, map 4.
4. **Environmental Impacts:** Environmental impacts would be limited to construction of the facilities; regular operation and maintenance activities would have no impacts. Biological and cultural studies of the area of potential impact were underway at the time of this report. Biological impacts are not anticipated, as construction is entirely within a previously disturbed shoulder of an existing roadway. There is a potential for impacts on cultural resources. After the cultural study is complete, a mitigation plan will be prepared to address protocol if inadvertent cultural or archaeological sites are encountered during construction.
5. **Land Requirements:** Construction would be entirely within a road right-of-way (ROW), but at the time of this report, it was not clear which entity had control of that ROW. The expectation is that CVWD and the Tribe would have to obtain a utility easement within the road ROW, most likely from the County or the Bureau of Indian Affairs (BIA). If no ROW exists for the road, then CVWD and the Tribe would have to ask for rights-of-way from landowners along the construction corridor. Though almost all the sewer main route is within reservation boundaries, some of the land is owned by the Tribe, some is owned by individual Tribal members in allotment, and some is owned by non-Tribal individuals as fee land.
6. **Construction Problems:** No construction problems anticipated. Sewer main construction would be routine. Rock may be encountered, but it is not anticipated to be a significant hurdle to construction.
7. **Cost Estimates:** A detailed cost estimate is in Appendix E. The total estimated cost of Option #1 is \$883,000. This estimate breaks down to \$215,000 for the CVWD portion of the project and \$668,000 for the Tribal portion of the project. The estimate of \$215,000 for the CVWD portion of the project is almost identical to the \$216,423 estimate CVWD provided (Appendix C).
 - a. **Construction:** Estimated construction costs for this option are \$551,000. This includes \$49,250 in direct construction costs for CVWD, and \$502,000 in construction procured by the Tribe.

There is an additional \$512,000 in construction costs for the internal collection system and sewer service lines which will be provided in-

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

kind through separate EPA funding. These in-kind funds are not included in the cost estimate above.

- b. **Non-construction and Other Projects:** Estimated non-construction costs for this option are \$332,000. Some of these non-construction costs (almost \$144,000) consist of fees that CVWD would charge for connecting to its sewer system. The remaining non-construction costs (about \$188,000) include engineering support, construction inspection, tribal contract administration, and contingencies.

There is an additional \$168,000 in non-construction costs (engineering support, construction inspection, tribal contract administration, and contingencies) which will be provided in-kind through separate EPA funding. These in-kind funds are not included in the cost estimate above.

The EPA has also provided \$100,000 of in-kind planning services, including mapping and surveying, environmental assessment costs, and geotechnical investigation. These in-kind funds are not included in the cost estimate above.

- c. **Annual Operation and Maintenance:** The recurring O&M costs of this option are \$22,035 (Appendix E). This primarily consists of regular billing for sewer usage that CVWD would charge the Tribe, but also includes charges for the Tribe to perform fairly minor O&M of the sewer collection system that it owns. This would break down to \$54 per month per connection.

If charges for capital replacement of the entire sewer system owned by the Tribe are included in the calculation, the O&M cost increases by \$82,651 per year to a total of \$104,686 per year. If the Tribe chose to collect these capital replacement costs in monthly billing increases to system users, it would increase the monthly billing to \$257 per month per connection.

- d. **Present Worth:** The present worth of this option is \$3,303,000 (Appendix E). Annual O&M costs include both regular O&M and capital replacement set-aside for facilities owned permanently by the Tribe. Capital replacement of facilities owned by CVWD would be the district's responsibility and would be reflected in the sewer billing costs, already included in the O&M calculation.

- 8. **Advantages/Disadvantages:** All of the options considered in this report represent a vast improvement in the health, sanitation, and security issues outlined in Section IV above. This option and Option #2 both provide gravity sewer systems, which would be less likely to become clogged and

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

result in sewage backups than Option #3, the variable-grade sewer option. Thus, this option would represent the best possible improvement in health for the residents in the Ave 64 subdivision.

Since the Tribe would own almost a mile of new sewer main along with the new sewer laterals and service lines, it would have to operate and maintain these facilities. The Tribe has no experience in O&M of a community sewer system, but the O&M would not be very technical for this option. The Tribe would likely need to enter into an agreement with CVWD for repairs or jetting services as needed. These services would be needed in every option, but would be amplified herein because of the additional mile of sewer main along Monroe Street that the Tribe would own, which it wouldn't own in Option #2.

The Tribe would also have to eventually replace all the facilities when they exceed their design life. This represents a significant and perhaps unrealistic cost for the Tribe and/or the users in the Ave 64 subdivision. The cost of regular O&M would break down to \$54 per connection per month. If the cost of capital recovery were included in monthly billing, it would increase to \$257 per connection per month. This is not realistic. The Tribe also could not easily save over \$82,000 per year for capital replacement.

In terms of capital cost, this option is better than Option #2, but slightly worse than Option #3. In terms of regular O&M cost, this option is slightly worse than Option #2, but much better than Option #3. In terms of present value and capital replacement cost, this option is worse than Option #2, and better than Option #3.

This option would also not contribute to further extension of the regional CVWD sewer system, which could eventually serve other landowners along Monroe Street. This project would also not receive a credit of about \$62,000 in fees for building a portion of the CVWD regional sewer system. The vitrified clay pipe gravity sewer main required by CVWD would be expected to have a longer design life as well.

B. OPTION #2: Connect all the homes and non-residential units in the Ave 64 subdivision to the CVWD regional sewer system. CVWD to own and maintain 10" VCP gravity sewer main along Monroe Street. EPA has funded the construction of sewer laterals and sewer service lines within the subdivision (to be owned by the Tribe). This project just seeks to construct the 10" gravity sewer main along the length of Monroe Street between Ave 62 and Ave 64.

- 1. Description:** Construct approximately 5,000 feet of 10" VCP gravity sewer main along Monroe Street from the existing 33" VCP sewer main at its intersection with Ave 66 nearly to its intersection with Ave 64. Sewer

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

main will include manholes located at least every 500 feet, as well at intersections with sewer laterals. All of these facilities would be ultimately owned by CVWD under this option.

Additionally, EPA has provided funding for about 1,700 feet of 8" PVC gravity sewer laterals within the subdivision, and 4" sewer service lines to connect each home or non-residential user to the community sewer system. EPA has also provided funding for all planning activities associated with this project (surveying, NEPA compliance, geotechnical studies). As outside funding for this planning and construction has already been obtained by the Tribe, it is not part of this project, though it is necessary for this project to be meaningful.

2. **Design Criteria:** The sewer mains, manholes and appurtenances would follow all applicable 10-State Standards for construction of sewer collection facilities. The facilities to be owned by CVWD would also follow their own standards, which require installation of vitrified clay pipe for all mains and laterals.
3. **Map:** A map of this option is located in Appendix A, map 5.
4. **Environmental Impacts:** Environmental impacts would be limited to construction of the facilities; regular operation and maintenance activities would have no impacts. Biological and cultural studies of the area of potential impact were underway at the time of this report. Biological impacts are not anticipated, as construction is entirely within a previously disturbed shoulder of an existing roadway. There is a potential for impacts on cultural resources. After the cultural study is complete, a mitigation plan will be prepared to address protocol if inadvertent cultural or archaeological sites are encountered during construction.
5. **Land Requirements:** Construction would be entirely within a road right-of-way (ROW), but at the time of this report, it was not clear which entity had control of that ROW. The expectation is that CVWD and the Tribe would have to obtain a utility easement within the road ROW, most likely from the County or the Bureau of Indian Affairs (BIA). If no ROW exists for the road, then CVWD and the Tribe would have to ask for rights-of-way from landowners along the construction corridor. Though almost all the sewer main route is within reservation boundaries, some of the land is owned by the Tribe, some is owned by individual Tribal members in allotment, and some is owned by non-Tribal individuals as fee land.
6. **Construction Problems:** No construction problems anticipated. Sewer main construction would be routine. Rock may be encountered, but it is not anticipated to be a significant hurdle to construction.

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

7. **Cost Estimates:** A detailed cost estimate is in Appendix E. The total estimated cost of Option #2 is \$1,804,000. The entire \$1,804,000 is for CVWD facilities, engineering, and fees. This is a bit higher than the \$1,665,700 estimate CVWD provided for the same project (Appendix C).

a. **Construction:** Estimated construction costs for this option are \$1,206,000. The entirety of this construction would be owned by CVWD upon completion of the project.

There is an additional \$512,000 in construction costs for the internal collection system and sewer service lines which will be provided in-kind through separate EPA funding. These in-kind funds are not included in the cost estimate above.

b. **Non-construction and Other Projects:** Estimated non-construction costs for this option are \$598,000. Some of these non-construction costs (over \$81,000) consist of fees that CVWD would charge for connecting to its sewer system. The remaining non-construction costs (about \$517,000) include engineering support, construction inspection, tribal contract administration, and contingencies.

There is an additional \$168,000 in non-construction costs (engineering support, construction inspection, tribal contract administration, and contingencies) which will be provided in-kind through separate EPA funding. These in-kind funds are not included in the cost estimate above.

The EPA has also provided \$100,000 of in-kind planning services, including mapping and surveying, environmental assessment costs, and geotechnical investigation. These in-kind funds are not included in the cost estimate above.

c. **Annual Operation and Maintenance:** The recurring O&M costs of this option are \$20,535 (Appendix E). This primarily consists of regular billing for water usage that CVWD would charge the Tribe, but also includes charges for the Tribe to perform fairly minor O&M of the sewer collection system that it owns. This would break down to \$50 per month per connection.

If charges for capital replacement of the entire water system owned by the Tribe are included in the calculation, the O&M cost increases by \$41,713 per year to a total of \$62,248 per year. If the Tribe chose to collect these capital replacement costs in monthly billing increases to system users, it would increase the monthly billing to \$153 per month per connection.

d. **Present Worth:** The present worth of this option is \$3,243,000 (Appendix E). Annual O&M costs include both regular O&M and capital replacement set-aside for facilities owned permanently by the Tribe. Capital replacement of facilities owned by CVWD would be the water district's responsibility and would be reflected in the water billing costs, already included in the O&M calculation.

8. **Advantages/Disadvantages:** All of the options considered in this report represent a vast improvement in the health, sanitation, and security issues outlined in Section IV above. This option and Option #1 both provide gravity sewer systems, which would be less likely to become clogged and result in sewage backups than Option #3, the variable-grade sewer option. Thus, this option would represent the best possible improvement in health for the residents in the Ave 64 subdivision.

The Tribe would own new sewer laterals and service lines, which it would have to operate and maintain. The Tribe has no experience in O&M of a community sewer system, but the O&M would not be very technical for this option. The Tribe would likely need to enter into an agreement with CVWD for repairs or jetting services as needed. These services would be needed in every option, but would be utilized less frequently in this option because of the mile of sewer main along Monroe Street that the Tribe would not own in this option, which it would in Options #1 and #3.

The Tribe would have to eventually replace facilities it owns when they exceed their design life. This option represents the lowest cost of capital replacement of all three options considered here. The cost of regular O&M would break down to \$50 per connection per month. If the cost of capital recovery were included in monthly billing, it would increase to \$153 per connection per month. The Tribe may have difficulty in saving \$42,000 per year for eventual capital replacement of the system, but this would be far more realistic than the other two options considered here.

In terms of capital cost, this option is much higher than the other two. Its regular O&M cost is the best, slightly better than Option #2, and much better than Option #3. In terms of present value and capital replacement cost, this option is better than the other two. This option is clearly the best of the three options in terms of operation and maintenance costs and complexity.

This option would also contribute to extension of the regional CVWD sewer system, which could eventually serve other landowners along Monroe Street. This project would also receive a credit of about \$62,000 in fees for building a portion of the CVWD regional sewer system. The vitrified clay pipe gravity sewer main required by CVWD would be expected to have a longer design life as well.

C. OPTION #3: Connect all the homes and non-residential units in the Ave 64 subdivision to the CVWD regional sewer system. Tribe to own and maintain 8" PVC variable-grade sewer (VGS) main along Monroe Street. EPA has funded the construction of sewer laterals and sewer service lines within the subdivision (to be owned by the Tribe). However, the EPA funding is not sufficient for all the VGS laterals and service lines – some funding from this project would be required to fully fund that portion of the project. This project seeks to construct the 8" PVC variable grade sewer main along the length of Monroe Street between Ave 62 and Ave 64, and to contribute about \$50,000 toward completion of the sewer laterals and service lines.

- 1. Description:** Construct 16 feet of 8" VCP gravity sewer main from the existing 33" VCP sewer main at the intersection Monroe St and Ave 66 to the edge of the reservation boundary. This will be the extent of facilities ultimately owned by CVWD under this option.

Construct approximately 5,000 feet of 8" PVC variable grade sewer main along Monroe Street between Ave 62 and Ave 64. Sewer main will include two-way cleanout located at least every 500 feet, and manholes would only be located at intersections with sewer laterals. These facilities will be owned by the Tribe permanently.

Additionally, EPA has provided partial funding for about 1,700 feet of 8" PVC variable-grade sewer laterals within the subdivision, new septic tanks for the VGS connections and 4" sewer service lines to connect each home or non-residential user to the community sewer system. EPA funding is not sufficient for all the septic tanks, sewer laterals, and service lines – this project would need to contribute an additional \$50,000 to allow their completion. EPA has also provided funding for all planning activities associated with this project (surveying, NEPA compliance, geotechnical studies). As outside funding for planning and most construction has already been obtained by the Tribe, it is not part of this project, though it is necessary for this project to be meaningful.

- 2. Design Criteria:** The sewer mains, manholes and appurtenances would follow all applicable 10-State Standards for construction of sewer collection facilities. The facilities to be owned by CVWD would also follow their own standards, which require installation of vitrified clay pipe for all mains and laterals.
- 3. Map:** A map of this option is located in Appendix A, map 6.
- 4. Environmental Impacts:** Environmental impacts would be limited to construction of the facilities; regular operation and maintenance activities would have no impacts. Biological and cultural studies of the area of

potential impact were underway at the time of this report. Biological impacts are not anticipated, as construction is entirely within a previously disturbed shoulder of an existing roadway. There is a potential for impacts on cultural resources. After the cultural study is complete, a mitigation plan will be prepared to address protocol if inadvertent cultural or archaeological sites are encountered during construction.

5. **Land Requirements:** Construction would be entirely within a road right-of-way (ROW), but at the time of this report, it was not clear which entity had control of that ROW. The expectation is that CVWD and the Tribe would have to obtain a utility easement within the road ROW, most likely from the County or the Bureau of Indian Affairs (BIA). If no ROW exists for the road, then CVWD and the Tribe would have to ask for rights-of-way from landowners along the construction corridor. Though almost all the sewer main route is within reservation boundaries, some of the land is owned by the Tribe, some is owned by individual Tribal members in allotment, and some is owned by non-Tribal individuals as fee land.
6. **Construction Problems:** No construction problems anticipated. Sewer main construction would be routine. Rock may be encountered, but it is not anticipated to be a significant hurdle to construction.
7. **Cost Estimates:** A detailed cost estimate is in Appendix E. The total estimated cost of Option #3 is \$771,000. This estimate breaks down to \$215,000 for the CVWD portion of the project and \$556,000 for the Tribal portion of the project. The estimate of \$215,000 for the CVWD portion of the project is almost identical to the \$216,423 estimate CVWD provided (Appendix C).
 - a. **Construction:** Estimated construction costs for this option are \$467,000. This includes \$49,250 in direct construction costs for CVWD, and \$418,000 in construction procured by the Tribe.

There is an additional \$512,000 in construction costs for the internal collection system and sewer service lines which will be provided in-kind through separate EPA funding. These in-kind funds are not included in the cost estimate above.

- b. **Non-construction and Other Projects:** Estimated non-construction costs for this option are \$304,000. Some of these non-construction costs (almost \$144,000) consist of fees that CVWD would charge for connecting to its sewer system. The other non-construction costs (about \$160,000) include engineering support, construction inspection, tribal contract administration, and contingencies.

There is an additional \$168,000 in non-construction costs (engineering support, construction inspection, tribal contract administration, and contingencies) which will be provided in-kind through separate EPA funding. These in-kind funds are not included in the cost estimate above.

The EPA has also provided \$100,000 of in-kind planning services, including mapping and surveying, environmental assessment costs, and geotechnical investigation. These in-kind funds are not included in the cost estimate above.

- c. **Annual Operation and Maintenance:** The recurring O&M costs of this option are \$41,168 (Appendix E). This primarily consists of regular billing for sewer usage that CVWD would charge the Tribe, but also includes charges for the Tribe to pump the septic tanks every three years and replace septic tank effluent filters every six years. This would break down to \$101 per month per connection.

If charges for capital replacement of the entire sewer system owned by the Tribe are included in the calculation, the O&M cost increases by \$75,801 per year to a total of \$116,969 per year. If the Tribe chose to collect these capital replacement costs in monthly billing increases to system users, it would increase the monthly billing to \$287 per month per connection.

- d. **Present Worth:** The present worth of this option is \$3,475,000 (Appendix E). Annual O&M costs include both regular O&M and capital replacement set-aside for facilities owned permanently by the Tribe. Capital replacement of facilities owned by CVWD would be the district's responsibility and would be reflected in the sewer billing costs, already included in the O&M calculation.

- 8. **Advantages/Disadvantages:** All of the options considered in this report represent a vast improvement in the health, sanitation, and security issues outlined in Section IV above. This option would be more likely to become clogged and result in sewage backups than Options #2 and #3. Variable grade sewer systems are subject to a higher likelihood of clogs because they do not require minimum slopes, and improper O&M of septic tank and effluent filters can result in solids entering the system. Thus, while this option would represent an improvement over the individual septic systems currently in place, it would be less reliable in the long term than the first two options.

Since the Tribe would own almost a mile of new variable-grade sewer main along with the new variable-grade sewer laterals and service lines, it would have to operate and maintain these facilities. (CVWD would not

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

accept ownership of a variable-grade sewer main, so no such option was considered.) The Tribe has no experience in O&M of a variable-grade sewer system, and regular O&M is absolutely essential to the system's proper function. Of course, the Tribe would likely need to enter into an agreement with CVWD for repairs or jetting services as needed. These services would be needed in every option, but would be amplified herein because of the mile of variable-grade sewer main along Monroe Street that the Tribe would own, which it wouldn't own in Option #2. Also, the Tribe would have to ensure all septic tanks were pumped and all effluent filters were checked, cleaned, and replaced on a regular basis. If these activities are not carried out on a strict schedule, the system will certainly fail, as solids will enter the system and clog the pipes which do not have minimum slope to maintain the velocity required to prevent solids settling.

The Tribe would also have to eventually replace all the facilities when they exceed their design life. This represents a significant and perhaps unrealistic cost for the Tribe and/or the users in the Ave 64 subdivision. The cost of regular O&M would break down to \$101 per connection per month. If the cost of capital recovery were included in monthly billing, it would increase to \$287 per connection per month. This is not realistic. The Tribe also could not easily save almost \$76,000 per year for capital replacement.

In terms of capital cost, this option is the best, slightly better than Option #1 and much better than Option #3. In terms of regular O&M cost, this option is much worse than the other two. In terms of present value and capital replacement cost, this option is also worse than the other two. The slight improvement in capital cost is clearly not worth the sacrifices in O&M cost and complexity and long-term reliability of the system that would come with this option.

This option would also not contribute to further extension of the regional CVWD sewer system, which could eventually serve other landowners along Monroe Street. This project would also not receive a credit of about \$62,000 in fees for building a portion of the CVWD regional sewer system. The vitrified clay pipe gravity sewer main required by CVWD would be expected to have a longer design life as well.

VI. SELECTION OF AN ALTERNATIVE

Option	Capital Cost	Present Worth	Annual O&M Cost	Monthly O&M Cost Per Home	Monthly O&M Cost Per Home with Capital Replacement Set-Aside	Advantages	Disadvantages
Option #1: Tribally Owned Gravity Sewer	\$883,000	\$3,303,000	\$22,035	\$54	\$257	Reasonable capital cost and O&M cost	Requires more Tribal O&M for sewer main; does not allow regionalization of sewer system; very high present worth and replacement cost
Option #2: CVWD Owned Gravity Sewer	\$1,804,000	\$3,243,000	\$20,535	\$50	\$153	Lowest O&M cost and least O&M burden to Tribe; lowest present worth; allows regional expansion of sewer system	Highest capital cost by far
Option #3: Tribally Owned Variable Grade Sewer	\$771,000	\$3,475,000	\$41,168	\$101	\$287	Lowest capital cost	Highest O&M and replacement cost; does not allow regionalization of sewer system; highest present worth; system failure certain if septic tanks not pumped regularly and/or effluent filters not checked and replaced regularly

Table 1: Evaluation of Alternatives

The Table above evaluates the advantages and disadvantages of all three options. All three options result in better health for residents in the Ave 64 subdivision, though the first two options would be more reliable and beneficial long-term.

Given the significantly simpler and less costly O&M for the Tribe, the possibility of regionalization, and the lowest present worth, **Option #2 is recommended** as the preferred alternative. The Tribe and CVWD both prefer this option, as it results in a better long-term solution for both entities.

VII. PROPOSED PROJECT (RECOMMENDED ALTERNATIVE):

A. Project Design

1. **Collection System Layout:** The layout of the collection system would be as shown in Appendix A, map 5. Approximately one mile of 10" VCP sewer main with manholes located every 500 feet would be constructed

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

within the Monroe St ROW and owned by CVWD. It would be connected to an existing 33" VCP sewer main at the intersection of Monroe St and Ave 62. This is the extent of work funded by this project.

Additionally, about 1,700 feet of 8" PVC sewer main with manholes located every 500 feet would be constructed within existing subdivision roads to serve all the homes. Sewer service lines would consist of 4" PVC solid sewer pipe with a two-way cleanout from each connection to the sewer system. This work would be contributed in-kind with EPA funds, and is not considered a part of this project.

2. **Pumping Stations:** No pumping stations would be constructed in this project. The new collection system would flow by gravity to the existing sewage collection system.
3. **Treatment:** Ultimate treatment and disposal of the wastewater would be provided by existing facilities owned and operated by CVWD. The one-time fee of about \$144,000 would pay for the Tribe's share of increased treatment and disposal capacity. (This would be discounted to about \$81,000 after a credit is applied for extending the CVWD sewage collection system.)

B. Total Project Cost Estimate: The estimated cost of this project is \$1,804,000. This includes both construction and non-construction costs. A breakdown of the cost is shown in Appendix E.

C. Annual Operating Budget:

1. **Income:** CVWD sewer service would be charged on a monthly basis directly to the Tribe (as opposed to each home). The Tribe would pay an estimated \$19,035 per year to CVWD for sewer billing, as well as another \$1,500 per year for repairing sewer clogs (estimated at once every 10 years). The Tribe could pay these expenses from its own general account, or it could charge each connection with monthly billing. If monthly billing were used, each connection would need to pay about \$50 per month.
2. **Operation and Maintenance Costs:** The recurring O&M costs of this option are \$20,535 (Appendix E). This primarily consists of regular billing for water usage that CVWD would charge the Tribe, but also includes charges for the Tribe to perform fairly minor O&M of the sewer collection system that it owns. This would break down to \$50 per month per connection (Appendix E).
3. **Capital Improvements:** The funding for capital replacement of the entire Tribally-owned portion of the sewer system that would need to be set

aside is \$30,500 per year (Appendix E). The Tribe would not need to set aside any funding for capital replacement of any facilities owned by CVWD.

4. **Debt Repayments:** The Tribe has no existing debt repayments, and would incur no debts as a result of this project.

5. **Reserve:**

- **Debt Service Reserve:** Debt service reserve is established at one-tenth the annual debt repayment requirement. This can be calculated from the annual debt payments above to be \$3,050.
- **Short-Lived Asset Reserve:** No short-lived assets are proposed in this project.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. **Conclusions:** With many septic systems in the Ave 64 subdivision failing, members of the Torres-Martinez Desert Cahuilla Indian Tribe are at a higher risk of many diseases, including Hepatitis A and dysentery. Due to a lack of land base, there is no potential for creating properly-sized individual septic systems, nor is there the potential for creating a small, independent community sewer system with a lagoon for ultimate treatment and disposal. With a regional sewer system about a mile away, the Coachella Valley Water District (CVWD) offers the best long-term solution to wastewater needs of the community.

For all of the options, EPA has provided funding of \$780,000 for all planning activities and for construction of sewer laterals and service lines within the subdivision. This project only seeks to construct the sewer collection main that would be constructed within the Monroe St ROW between Ave 66 and Ave 64, and connect that sewer main to the existing system operated by CVWD.

Three options are considered in depth for connecting this community to the CVWD regional sewer system. One option for constructing a variable-grade sewer system is really not a sensible option. Though it has the lowest capital cost, it would require much more operation and maintenance, and it would be a less reliable option in the long term.

The other two options do not differ very much from a technical standpoint. Both would involve construction of a gravity sewer main to serve the Ave 64 subdivision. Gravity sewer is the best option available to improve the health of the Ave 64 community residents in a long-term, reliable manner. One option would involve the Tribe constructing and owning its own sewer main, while the other option would involve CVWD constructing and owning the sewer main.

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

The option for the Tribe to own the sewer main would have a lower capital cost, since the Tribe could construct its sewer with PVC instead of VCP, and since it could install 8" pipe instead of 10" pipe because there would be few if any additional projected future users.

However, this option entails a greater operation and maintenance burden to the Tribe. The Tribe would have a much more extensive sewer system to maintain, which it has no previous experience in running. It would have to save much more money every year for eventual capital replacement of the system. Additionally, the system would have a lower expected lifespan because it is constructed with PVC instead of VCP, the gold standard for community sewer construction.

Also, if CVWD owns the system, other landowners along Monroe Street (some of whom are Tribal members who hold land in individual allotment) could also benefit from the system in the future. The sewer main would be sized to accommodate much more future growth. Other regional expansion of the system could also result if CVWD owns the system. This is the option preferred by both CVWD and the Tribe. It would expand CVWD's regional system and provide the Tribe with the least difficult or expensive O&M of all the options considered in this report.

- B. Recommendations:** It is recommended that the Option #2 be implemented. This option would be for CVWD to construct a 10" vitrified clay pipe gravity sewer main along Monroe Street, to which the Tribe could connect its homes and sewer laterals, to be built with EPA funding. While this option is not the cheapest one available, it is the most sensible for both operation and maintenance and regional expansion of the sewer system.

Coachella Valley Water Management Plan Update

DRAFT REPORT



December 2010



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Water Consult
Engineering and Planning Consultants

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

COACHELLA VALLEY WATER MANAGEMENT PLAN 2010 UPDATE

Draft Report

Prepared by:

Coachella Valley Water District

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**Steve Robbins
General Manager-Chief Engineer**

**Patti Reyes
Planning and Special Program Manager**

December, 2010

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

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Beaumont and then following the I-10 corridor, 3) San Jacinto Tunnel alignment from Lake Perris paralleling Metropolitan's San Jacinto Tunnel and then following the I-10 corridor, and 4) a Lucerne Valley alignment through the high desert from Hesperia through Yucca Valley and into the Coachella Valley. More detailed studies focused on a Modified North Pass alignment that included joint use of a portion Metropolitan's Inland Feeder system and the Lucerne Valley alignment.

These studies are expected to be completed in 2010. The participating agencies will then decide whether to proceed with detailed environmental studies for CEQA and NEPA compliance. Construction of a SWP extension could cost in the range of \$1.0 to 1.5 billion dollars and have an average cost of \$450-600/AF of water delivered. This option would be capable of reducing the salinity of water recharged at the Whitewater and Mission Creek recharge facilities from about 700 mg/L to about 350 mg/L. However, it would have no effect on the salinity of Canal water recharged in the East Valley.

Both of these approaches involve significant capital and operating costs. If the cost of recharge water desalination or SWP importation were borne solely by groundwater producers through the replenishment assessment charges, these producers might expect a significant increase in their costs which could affect their ability to operate. Assessment of this impact is beyond the scope of the 2010 WMP Update. Therefore, these options are not considered in the 2010 WMP Update. Consequently, methods for improving recharge water quality might be considered as part of the future Integrated Regional Water Management Plan (IRWMP) or similar approach involving broad stakeholder involvement.

6.7.3 Groundwater Quality and Treatment

A wide variety of water quality constituents can affect groundwater use. Among the more important for the Coachella Valley are:

- Salinity
- Nitrate
- Fluoride
- Arsenic
- Chromium VI
- Perchlorate
- MTBE
- VOCs
- DBCP

Several of these constituents are discussed in **Section 5.1.3** and are considered to be emerging issues because they do not violate water quality standards. In addition to salinity, the water quality constituents of primary concern for the 2010 WMP Update are arsenic, fluoride and dibromochloropropane (DBCP). Other constituents will continue to be monitored for possible action in the future.

The quality of Coachella Valley groundwater is high and most of the groundwater delivered to urban customers receives only disinfection. Currently, the only groundwater treatment being undertaken is for arsenic removal in the East Valley. Naturally-occurring arsenic is found in the eastern Coachella Valley groundwater from Mecca to Oasis and appears to be associated with

local faults and geothermal activity. CVWD identified six of its domestic water wells that showed arsenic levels above the revised federal maximum contaminant limit (MCL) (0.01 mg/L). In early 2006, CVWD completed construction of three groundwater treatment facilities that use an ion-exchange process with a brine minimization and treatment process to remove arsenic. If needed, they can be expanded to treat additional wells in the future.

A number of mobile home and recreational vehicle (RV) parks in the East Valley that utilize private wells have arsenic levels that exceed the drinking water regulations. In addition, several tribal wells have arsenic levels exceeding the MCL. These parks are served by private wells and are located some distance from CVWD's potable water system. CVWD is working with Riverside County and the Torres-Martinez tribe and has applied for federal grants to fund a portion of the cost to extend the potable water system to these communities. CVWD is also evaluating the feasibility of treating Colorado River water instead of constructing additional groundwater treatment facilities.

Fluoride is a naturally occurring element that is found in concentrations exceeding drinking water regulations (2 mg/L) in portions of the Coachella Valley. Most commonly, elevated fluoride concentrations are found near faults and geothermally active areas such as near the San Andreas fault and in the Oasis area. CVWD typically avoids drilling wells in these areas. However, private drinking water wells drilled in susceptible areas may have high fluoride concentrations. Fluoride can be removed from water by using reverse osmosis or activated alumina filtration.

Between 1955 and 1977, DBCP was injected into the soil to control nematodes, parasitic thread-like worms that damage the roots of crops and other plants. DBCP was used in portions of the Coachella Valley, most notably in an area north of Interstate 10 and west of Indio. Detectable concentrations of DBCP that do not exceed drinking water regulations (less than 0.2 µg/L) have occasionally been found in the groundwater of this area. CVWD water quality specialists are concerned that groundwater recharge activities in this area could raise water levels and allow the migration of DBCP to potable water wells. Consequently, the 2010 WMP Update has avoided locating recharge facilities in this area.

6.8 OTHER MANAGEMENT ACTIVITIES

In addition to the five principal management elements described in this Section, additional management considerations are discussed in this section. These include source water protection programs, drainage control, flood control, data monitoring and management, and stakeholder involvement.

6.8.1 Source Water Protection

Well management programs are required to ensure that existing and future wells do not impact the usability of the groundwater resource. Specific programs applicable to the Coachella Valley are: well construction/destruction/abandonment policies, artesian well management and well capping. Each program is described below.



**BIOLOGICAL ASSESSMENT
FOR PLANTS AND ANIMALS, BOTANY, AND WILDLIFE REPORT**

FOR

**THE TORRES MARTINEZ INDIAN RESERVATION
SEWER AND WATER LINE IMPROVEMENT PROJECT**

±6.1 Acres Surveyed

Monroe Street between 62nd Avenue and 64th Avenue, La Quinta Area, Sections 2 & 3,
Township 7 South, Range 7 East, USGS Valerie 7.5' Topographic Quadrangle Map

Project within Right-of-Way of APNs: 753-090-001, 753-090-010, 753-090-020, 753-090-021

Project within Portions of APN: 753-100-011

Prepared For:

TORRES MARTINEZ DESERT CAHUILLA INDIANS

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Surveys Conducted On: May 20, 2012

Report Date: July 16, 2012

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

1.0) INTRODUCTION 2

 1.1) Location 3

 1.2) Proposed Action 3

 Figure 1: Project Vicinity Map 4

 Figure 2: Project Location Map 5

 Figure 3: Aerial Photograph 6

 1.3) Design Criteria 7

2.0) REGULATORY REQUIREMENTS 10

 2.1) The Federal Endangered Species Act 10

 2.2) The Migratory Bird Treaty Act and Executive Order 13186 10

 2.3) Federal Clean Water Act 10

 2.4) National Environmental Policy Act (NEPA) 11

 2.5) Omnibus Public Land Management Act of 2009 12

 2.6) California Endangered Species Act 13

 2.7) California Natural Diversity Database 13

 2.8) California Native Plant Society 14

 2.9) California State Department of Fish and Game Code – Section 1600 14

 2.10) California Environmental Quality Act 14

 2.11) Coachella Valley Multiple Species Habitat Conservation Plan 14

3.0) METHODS AND PERSONNEL 16

 3.1) Literature Review 16

 3.2) Survey Methods 16

4.0) EXISTING CONDITION 18

 4.1) Vegetation 18

 4.2) Soils and Topography 18

 4.3) State / Federal Jurisdictional Drainages 18

 Figure 4: Habitat Map 19

 Figure 5: Soils Map 20

5.0) AFFECTED ENVIRONMENT 21

 5.1) General Resources 21

 5.1.1) Amphibians 21

 5.1.2) Reptiles 21

 5.1.3) Birds 21

 5.1.4) Mammals 22

 5.2) Threatened, Endangered and Sensitive Species 22

 5.2.1) Botanical Resources 22

 5.2.1.1) Threatened and Endangered Species 22

 5.2.1.2) Sensitive Species 23

 Table 1: Threatened, Endangered, and Sensitive Botanical Species 23

 5.2.2) Wildlife Resources 25

 5.2.2.1) Threatened and Endangered Species 25

 Table 2: Threatened, Endangered, and Sensitive Wildlife Species 25

 5.2.2.2) Sensitive Species 32

 Figure 6: Sensitive Species Map 33

 5.2.2.3) Migratory Birds 36

6.0) ANALYSIS OF POTENTIAL EFFECTS	38
6.1) General Impacts to All Plants and Animals.....	38
6.2) Jurisdictional Drainage/Hydrology	40
6.3) Threatened, Endangered, Proposed, and Candidate (TEPC) Species	41
6.3.1) Botanical Resources	41
6.3.2) Wildlife Resources	41
6.4) Sensitive and Watch-list Species.....	41
6.4.1) Botanical Resources	41
6.4.2) Wildlife Resources	42
6.5) Migratory Birds.....	44
7.0) CUMULATIVE IMPACTS	45
7.1) Development/Projects Considered for Cumulative Impacts.....	45
7.1.1) Riverside County General Plan and CVMSHCP.....	45
7.1.2) Omnibus Public Lands Management Act of 2009.....	45
7.1.3) Reservation Lands	46
7.1.4) Water and Sewer Line Maintenance.....	46
7.2) Cumulative Impacts To Resources	46
7.2.1) General Vegetation	46
7.2.2) Threatened, Endangered, Proposed, and Candidate Species	47
7.2.3) Sensitive Species.....	47
7.2.4) Migratory Birds.....	48
8.0) DETERMINATIONS OF EFFECTS	49
8.1) Threatened, Endangered, Proposed, and Candidate Species	49
8.2) Sensitive Species	49
8.2.1) Botanical Resources	49
8.2.2) Wildlife Resources	49
9.0) REFERENCES	50
APPENDIX A: Tables	53
Table 3: Plants Observed During Survey.....	53
Table 4: Wildlife Observed During Survey	56
Table 5: Coachella Valley Native Plants Recommended for Landscaping	58
Table 6: Coachella Valley Prohibited Invasive Ornamental Plants	60
Table 1 and 2 Reference Guide to Species Status and Probability	61
APPENDIX B: Site Photographs	62
APPENDIX C: County Forms	69
Certification	70
Biological Report Summary Sheet	71
Level of Significance Checklist.....	73
County Notification.....	75

EXECUTIVE SUMMARY

The Torres Martinez Desert Cahuilla Indians propose to construct and improve water and sewer lines serving the 64th Avenue subdivision of the Torres Martinez Indian Reservation. The church and houses currently use septic systems and the water line is unreliable. The lines will travel along the east side of Monroe Street between 62nd Avenue and 64th Avenue and into the developed areas of the parcels. Monroe Street runs north-south along the west side of the Torres Martinez Indian Reservation just southeast of the City of La Quinta in Riverside County, California.

The proposed project goals are to install a more reliable water supply to the Reservation for Reservation residents and Tribal members, to improve public safety, and to correct existing problems arising from failing septic systems and surfacing sewage. The project proposes to impact the existing road area and right-of-way east of the present road.

The proposed project falls within the approximately one mile length of roadway (as well as housing and a church east of the road) located along the boundary between Sections 2 (on the east) and 3 (on the west) in Township 7 South, Range 7 East. Almost all of the project area is a heavily disturbed existing dirt and paved roadway and bordered on either side by agriculture, housing, and other developments. One disturbed native community is present in the central portion of the project along the eastern boundary of Monroe Street; this area has been mapped as allscale series habitat.

No threatened or endangered botanical or wildlife species occur or have the potential to occur on the site. One Sensitive species, the black-tailed gnatcatcher, was observed onsite. Several Sensitive wildlife species were determined to have the potential to utilize the allscale habitat or large trees on the project site and in the project area. These species are bird and bat species and were considered to have a low potential of being directly impacted based on the project design, minimal impacts to habitat/vegetation and lack of identification on the site during surveys. With the proposed mitigation measures incorporated the proposed project *May Impact individuals, but is not likely to cause a trend to federal listing or loss of viability* in the planning area.

With the Design Criteria (mitigation measures) outlined in Section 1.3 project impacts are expected to be reduced to the lowest practicable level while attaining the stated project goals.

1.0) INTRODUCTION

The Torres Martinez Reservation Water and Sewer Line Improvement Project has been designated a High Priority Project by the Tribe. The Tribe proposes to implement this water and sewer line improvement project with funding assistance from the U. S. Environmental Protection Agency, the U. S. Department of Agriculture, and possibly other funding sources.

The purpose of this report is to analyze potential effects of this proposed project on state and federally listed endangered, threatened, fully protected, or sensitive species.

This document contains the following sections:

- A Biological Assessment (BA) of impacts or potential impacts to state and federally-listed threatened (T), endangered (E), proposed (P), and candidate (C) plant and wildlife species.
- A General Botany and Wildlife Report that documents the habitats and species observed within the impact area and also discusses general impacts to plants and wildlife in the proposed project area.

1.1) Location

The proposed project area is located just southeast of the City of La Quinta (Figure 1). The area includes Monroe Street from 62nd Avenue to 64th Avenue, Duro Road, Landon Lane and 64th Avenue between Monroe Street and Landon Lane (Figure 2). A detailed description of the improvements are detailed below in Section 1.2. The proposed project area covers portions of Sections 2 and 3 in Township 7 South, Range 7 East of the USGS Valerie 7.5' topographic quadrangle map. Area surrounding the project is generally disturbed agricultural and residential land (Figure 3).

The proposed water and sewer construction falls within the right-of-way of APNs 753-090-001, 753-090-010, 753-090-020, and 753-090-021 and within portions of APN 753-100-011.

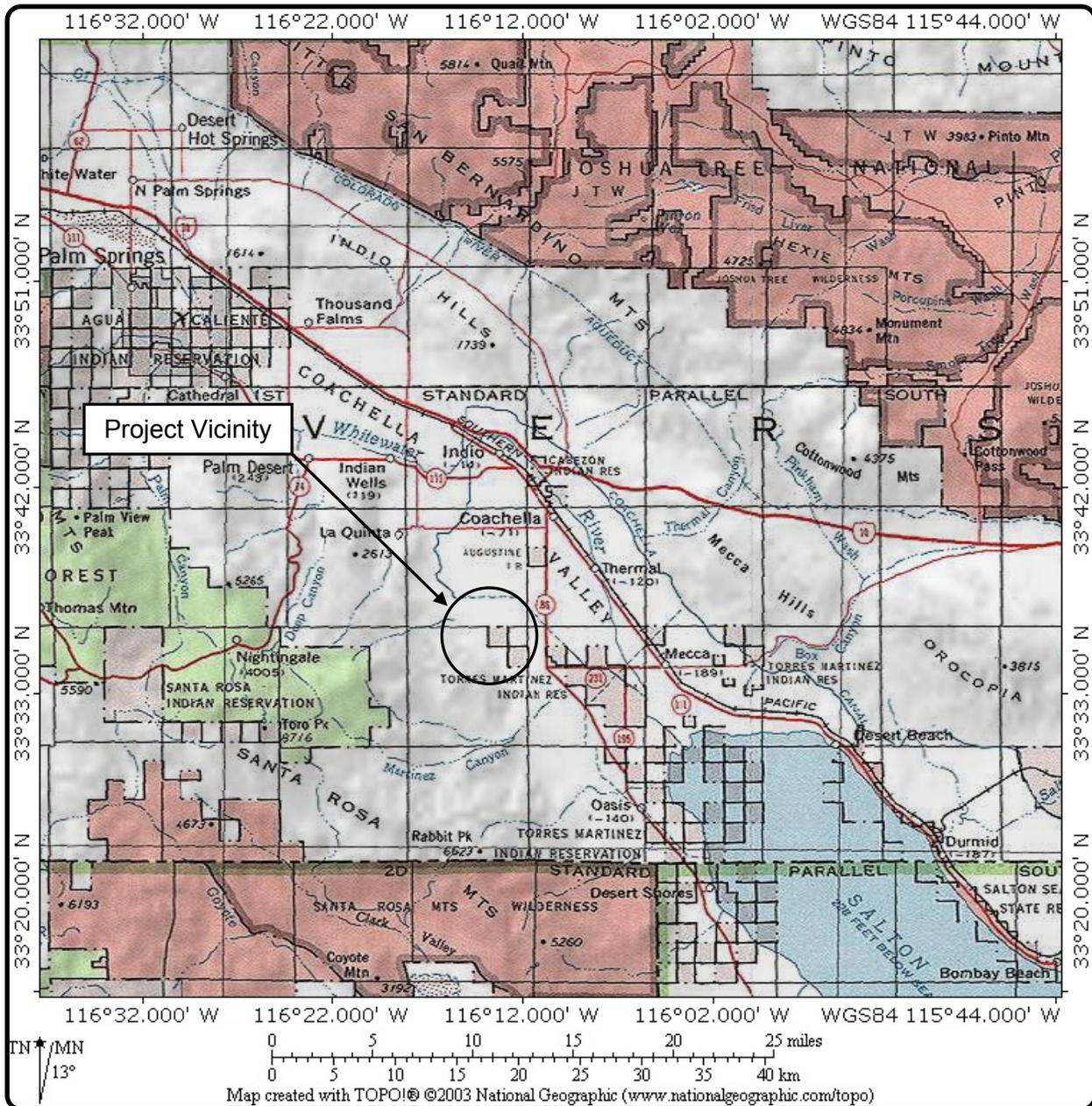
1.2) Proposed Action

The Torres Martinez Desert Cahuilla Indians (TMDCI) propose to place water and sewer lines along the east side of Monroe Street between 62nd Avenue and 64th Avenue and along the length of Duro Road and Landon Lane and that portion of 64th Avenue between Monroe Street and Landon Lane. The proposed project is located just southeast of the City of La Quinta in Riverside County, California, along the west side of the Torres Martinez Indian Reservation.

The present water line serves a group of 33 Tribal homes with an estimated residential population of 135. The water line also provides access to a popular church that serves the area and has a congregation of approximately 100 persons. The church property contains classrooms and a meeting center. In addition, there are recreational facilities and a cemetery located on or near the church property. The church holds services and weekly events. The Torres Martinez Tribe estimates that up to 300 people use the recreational facilities and church buildings. The church recently had a master plan approved by the Tribe that includes building new classrooms, a prayer center, a utility/meeting building, caretaker unit, and a few additional housing units.

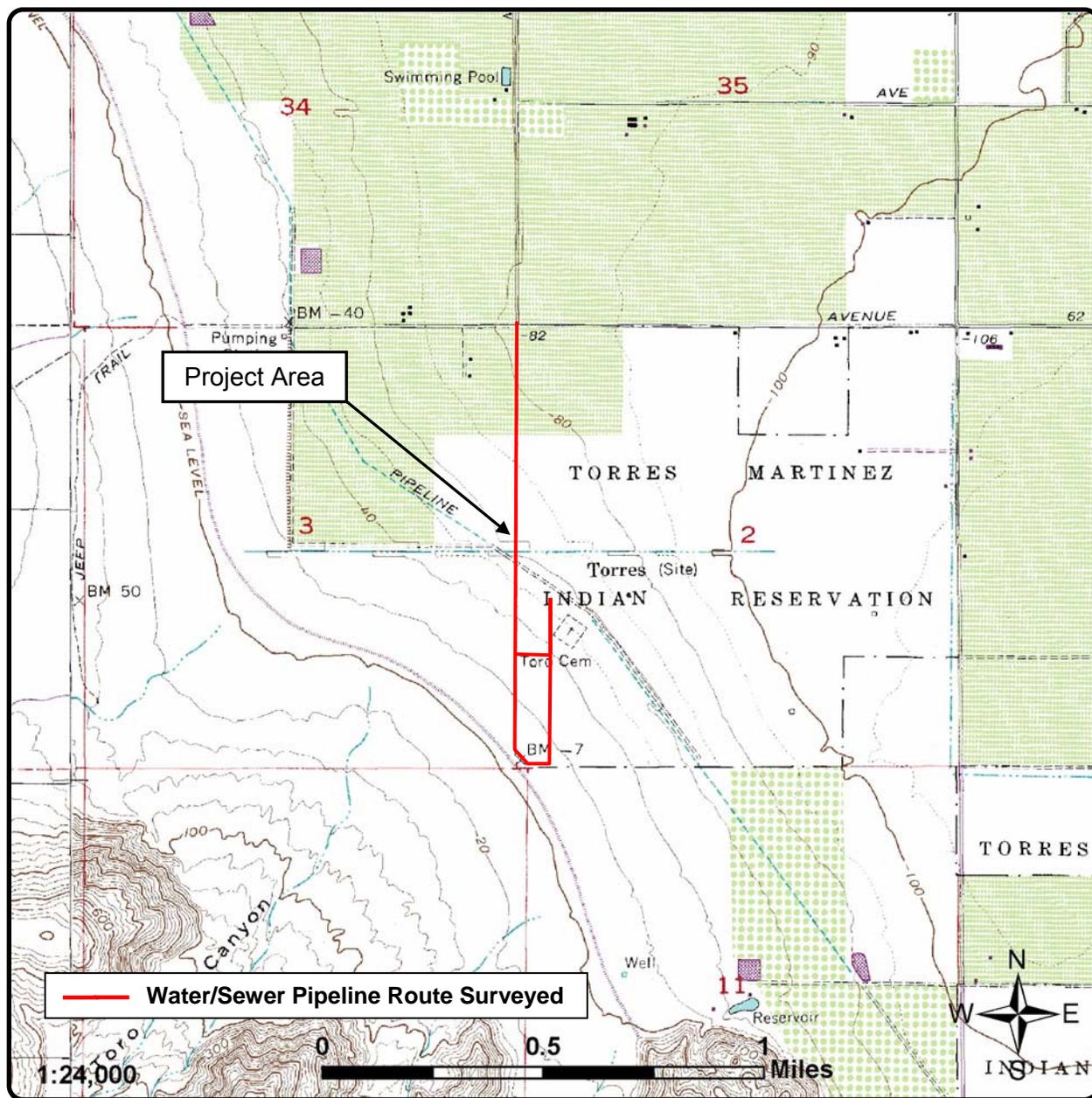
The residents currently use septic systems for sewage processing. However, the systems are old and do not function at an adequate level. The sewer line replacement for septic systems is expected to improve health and sanitation onsite.

The water and sewer lines will be either within the existing roadway or right of way with lateral lines to the local residences.



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 SAA-12-296
 July 2012

Figure 1
Project Vicinity Map
 Torres Martinez Water & Sewer Project,
 La Quinta Area, County of Riverside, California



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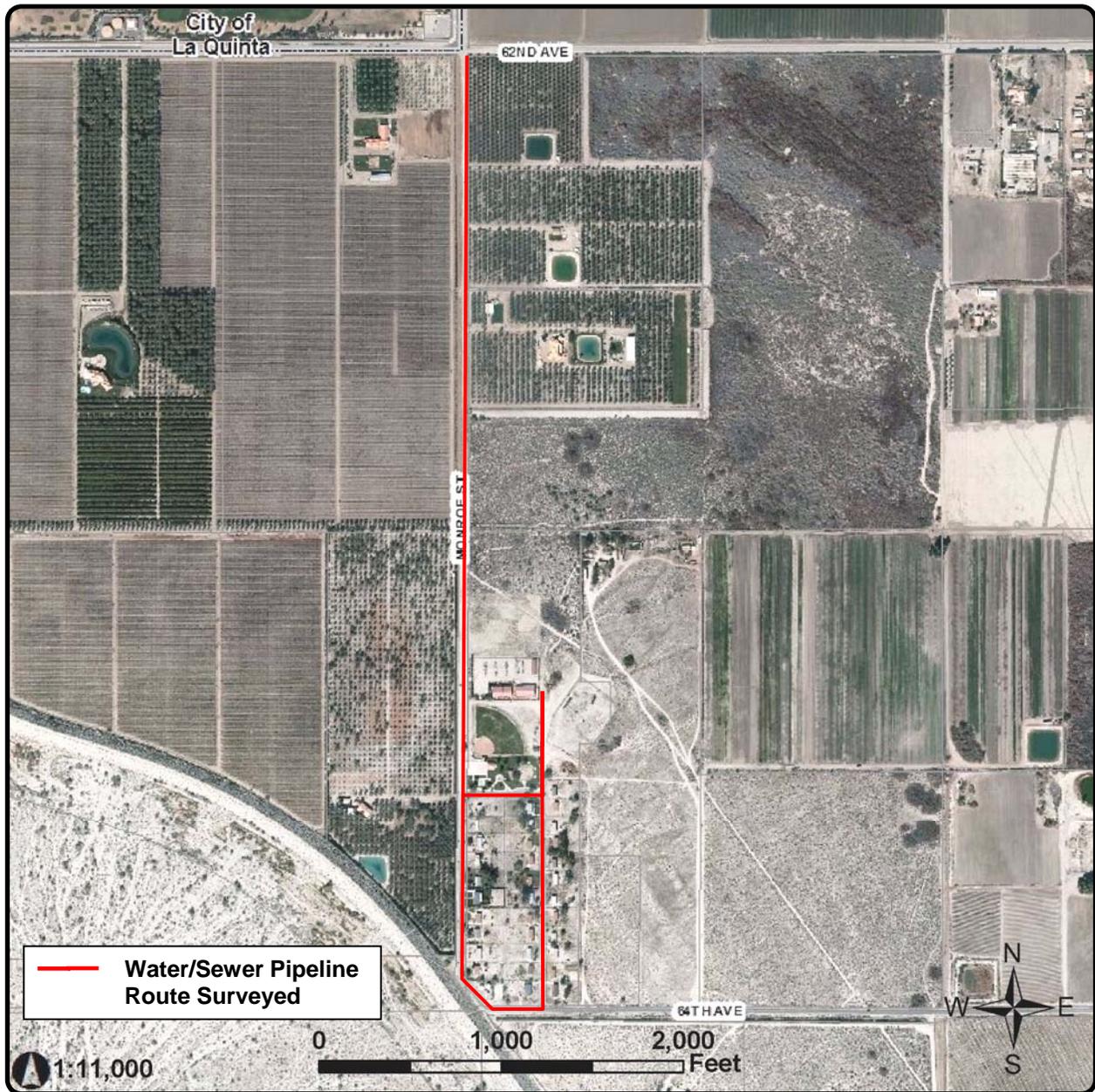
BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING

SAA-12-296
July 2012

Figure 2

Project Location Map
(USGS Valerie [1972] quadrangle)

Torres Martinez Water & Sewer Project,
La Quinta Area, County of Riverside, California



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July 2012

Figure 3

Aerial Photograph

(Photo obtained from RCTILMA GIS, 2011)

Torres Martinez Water & Sewer Project,
La Quinta Area, County of Riverside, California

1.3) Design Criteria

The following Design Criteria or Mitigation Measures are incorporated into the Torres Martinez Indian Reservation Water and Sewer Line Improvement Project to minimize and mitigate potential impacts to the natural resources onsite.

- 1) To prevent impacts to migratory and nesting birds a qualified biologist shall examine the impact area and immediate vicinity for active nests, in which fledging has not occurred, 30 days before construction activities begin if construction occurs between January 1 and July 1. If any bird nests are found (tree nests, cavity nests, or ground nests) during fencing or implementation of the project, the project biologist will evaluate and recommend protection measures to prevent disturbance or abandonment.
- 2) Prior to construction activities, that portion of the impact area that is adjacent to native habitat shall be fenced with highly visible fencing (e.g., orange construction fencing) to ensure unplanned impacts do not occur outside of the project footprint. Fencing locations shall be approved by a qualified biologist and verified in the field. The construction staging area and equipment yard will not be located within native habitat.
- 3) The project proponent shall employ all standard best management practices (BMPs) to prevent discharges from entering waters of the U.S. during construction. BMPs, such as:
 - the use erosion control or sedimentation prevention methods; such as fiber rolls, sand bags, rice mats, straw wattles or similar measures, where appropriate,
 - proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances will be enforced.
- 4) The project proponent shall employ standard best management practices (BMPs) to limit the release of fugitive dust. BMPs such as:
 - watering and applying chemical stabilization during construction activities to prevent (or suppress) the fine particulate from leaving the surface and becoming airborne through the action of mechanical disturbance or wind;
 - watering of exposed soils in traffic areas and covering stockpiles of sand, soil and similar materials on construction sites;
 - covering the load of all haul trucks and stockpiles;
 - limiting vehicle/truck speeds on unpaved surfaces to 15 miles per hour;
 - maintaining stationary and mobile equipment in proper working order, i.e., tuned for maximum efficiency per manufacturer's specifications;
 - use of approved methods for cleaning loose soil from construction vehicles before exiting the work site (ridged steel plates or large gravel at exits); and
 - restricting or prohibiting work on days of high winds (>30mph) or when air quality is very poor.
- 5) All refuse created or brought on site by construction personnel or contractors must be placed in covered containers, removed from the site daily and disposed of properly.

Noxious Weed Design Criteria

- 6) All heavy equipment will be washed, particularly the wheels and under carriage, prior to bringing it onto the project site.
- 7) All temporary staging areas shall be placed in unvegetated areas with compacted soils, and shall be fenced if adjacent to natural vegetation communities. Staging areas will be maintained in a weed/noxious weed-free condition. Staging areas will be surrounded with placed in such a way as to prevent runoff into waters of the U.S.

In addition, based on the project location, which includes parcels adjacent to a Conservation Area as designated in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the "Land Use Adjacency Guidelines," taken directly from Section 4.5 of the CVMSHCP and printed below, will be incorporated into the Project Design Criteria. Some of the following items may already be partially or completely included in the above listed criteria.

Land Use Adjacency Guidelines

The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

- 8) Drainage - Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

[A significant slope up from the southern limit of the project area exists between the development and the Coachella Canal and Conservation Area (See Photo 8, Appendix B). This existing increase in elevation should prevent runoff from entering the Conservation Area. Additional BMPs will be incorporated to prevent runoff from entering the stormdrains.]

- 9) Toxics - Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate biproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

10) Lighting - For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

11) Noise - Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

[A significant slope up from the southern limit of the project area exists between the development and the Coachella Canal and Conservation Area (See Photo 8, Appendix B). This existing earthen berm is consistent with the recommendations in the CVMSHCP to minimize noise impacts/achieve the criteria for noise minimization.]

12) Invasives - Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 5, Appendix A. The plants listed in Table 6, Appendix A shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

13) Barriers - Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

[A significant slope up from the southern limit of the project area exists between the development and the Coachella Canal and Conservation Area (See Photo 8, Appendix B). This existing earthen berm could minimize access to the Conservation Area.]

14) Grading/Land Development - Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

2.0) REGULATORY REQUIREMENTS

2.1) The Federal Endangered Species Act - By law, it is a requirement of the Endangered Species Act (ESA), 1973 (as amended) at section 7(a)(2) that Federal agencies insure that any action authorized, funded, or carried out by a federal agency is not likely to jeopardize the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of critical habitat. In order to meet compliance with this requirement, the agency must conduct a Biological Assessment (BA), in which effects to listed species are analyzed and disclosed in the form of an “effects determination.”

Section 7 requires Federal agencies to consult with the U.S. Fish and Wildlife Service (USFWS) should it be determined that their actions may affect federally listed species threatened or endangered species. Section 9 of the Act prohibits “take” (e.g., harm, harassment, pursuit, injury, kill) of federally listed wildlife. “Harm” is further defined to include habitat modification or degradation where it kills or injures wildlife by impairing essential behavioral patterns such including breeding, feeding, or sheltering. Take incidental to otherwise lawful activities can be authorized under Section 7 of the Act.

If a proposed project is authorized, funded, or carried out by a Federal agency and may affect a listed species then the Federal agency must consult with the USFWS on behalf of the applicant, pursuant to Section 7 of the Act. During the Section 7 process, measures to avoid and minimize project effects to listed species and their habitat will be identified and incorporated into a biological opinion (written by the USFWS) that includes an incidental take by the Federal agency and applicant.

2.2) The Migratory Bird Treaty Act and Executive Order 13186 - The Migratory Bird Treaty Act imposes obligations on Federal agencies for the conservation of migratory birds and their habitats. Executive Order 13186 ensures that environmental analyses of Federal actions required by the NEPA or other established environmental review processes evaluate the effects of actions on migratory birds, with emphasis on species of concern. The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle.

2.3) Federal Clean Water Act

Section 404 - The Federal Water Pollution Control Act was first passed by Congress in 1948. The Act was later amended and became known as the Clean Water Act. The Act establishes the basic structure for regulating discharges of pollutants into the waters of the United States. The Federal Clean Water Act gives the U.S. Environmental Protection Agency (EPA) the authority to implement pollution control programs, including setting wastewater standards for industry and water quality standards for contaminants in surface waters. The Act makes it unlawful for any person to discharge any pollutant from a point source into navigable waters, without a permit under its provisions.

Clean Water Act 404 permits are issued by the U.S. Army Corps of Engineers (ACOE) for dredge/fill activities within wetlands or non-wetland waters of the U.S. Permitting of activities that would result in a discharge of dredge or fill material into Waters of the United States or

adjacent Wetlands and associated habitat is required. By definition, these include all waterways, streams, and intermittent streams, which could be used for interstate commerce, and their tributaries. The term “interstate commerce” has been broadly interpreted to include use by migratory waterfowl and out-of-state tourism. In non-tidal waters, jurisdictional limits extend to the ordinary high water mark (OHWM) which is defined as that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear natural line impression on the bank, shelving, changes in the character of soil, and destruction of the surrounding area.

Section 401 - The Regional Water Quality Control Board (RWQCB) has jurisdiction over similar “Wetlands” and “Waters of the United States” under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act under the California Water Code. Permitting is required for activities that will result in a discharge of soils, nutrients, chemicals, detrital materials, or other pollutants into Waters of the United States or adjacent wetlands that will affect water quality of those bodies and the area watershed.

2.4) National Environmental Policy Act (NEPA) - The National Environmental Policy Act (NEPA) [42 U.S.C. 4321 et seq.] was signed into law on January 1, 1970. The Act establishes national environmental policy and goals for the protection, maintenance, and enhancement of the environment, and it provides a process for implementing these goals within the federal agencies. The Act also establishes the Council on Environmental Quality (CEQ).

In 1978, CEQ promulgated regulations [40 CFR Parts 1500-15081] implementing NEPA which are binding on all federal agencies. The regulations address the procedural provisions of NEPA and the administration of the NEPA process, including preparation of EISs. To date, the only change in the NEPA regulations occurred on May 27, 1986, when CEQ amended Section 1502.22 of its regulations to clarify how agencies are to carry out their environmental evaluations in situations where information is incomplete or unavailable.

Most federal agencies have promulgated their own NEPA regulations and guidance which generally follow the CEQ procedures but are tailored for the specific mission and activities of the agency.

The NEPA process consists of an evaluation of the environmental effects of a federal undertaking including its alternatives. There are three levels of analysis depending on whether or not an undertaking could significantly affect the environment. These three levels include: categorical exclusion determination; preparation of an environmental assessment/finding of no significant impact (EA/FONSI); and preparation of an environmental impact statement (EIS).

At the first level, an undertaking may be categorically excluded from a detailed environmental analysis if it meets certain criteria which a federal agency has previously determined as having no significant environmental impact. A number of agencies have developed lists of actions which are normally categorically excluded from environmental evaluation under their NEPA regulations.

At the second level of analysis, a federal agency prepares a written environmental assessment (EA) to determine whether or not a federal undertaking would significantly affect the environment. If the answer is no, the agency issues a finding of no significant impact (FONSI).

The FONSI may address measures which an agency will take to reduce (mitigate) potentially significant impacts.

If the EA determines that the environmental consequences of a proposed federal undertaking may be significant, an EIS is prepared. An EIS is a more detailed evaluation of the proposed action and alternatives. The public, other federal agencies, and outside parties may provide input into the preparation of an EIS and then comment on the draft EIS when it is completed. If a federal agency anticipates that an undertaking may significantly impact the environment or if a project is environmentally controversial, a federal agency may choose to prepare an EIS without having to first prepare an EA.

After a final EIS is prepared and at the time of its decision, a federal agency will prepare a public record of its decision addressing how the findings of the EIS, including consideration of alternatives, were incorporated into the agency's decision-making process. (<http://www.epa.gov/compliance/basics/nepa.html>).

The findings of the BA and BE documented in this report will be included with the EA documentation submitted to the BIA for this proposed project.

2.5) Omnibus Public Land Management Act of 2009 - The Omnibus Public Land Management Act of 2009 (OPLMA) enacts numerous provisions including adding substantial acreage to the National Wilderness Preservation System and designating additions to the National Wild and Scenic Rivers Systems. *Title I – Additions to the National Wilderness Preservation System, Subtitle L – Riverside County Wilderness, California*, addresses local areas that will be affected by this Bill.

Section 1851. Wilderness Designation. Wilderness designation requires that the designated area be devoted to the public purposes of recreational, scenic, scientific, educational, conservation and historical use and expressly prohibits commercial enterprise, permanent or temporary roads, mechanical transports, and structures or installations. Exceptions are noted with regard to existing private rights, area administration, personal health and safety, and as listed under the special provisions section.

This section of the OPLMA details additions to multiple wilderness areas in Riverside County including six with proposed boundaries within the vicinity of the proposed project. These six are the Cahuilla Mountain Wilderness (±5,585 acres), South Fork San Jacinto Wilderness (±20,217 acres), Beauty Mountain Wilderness (±15,621 acres), Orocopia Mountains Wilderness Additions (4,635), Joshua Tree National Park Wilderness Additions (36,700) and Santa Rosa Wilderness Addition (±2,149 acres). With the addition, the Santa Rosa Wilderness now totals approximately 74,718 acres. The Wilderness areas are approximately 30 miles, 27 miles, 24 miles, 20 miles, 17 miles, and 0.4 miles respectively from the proposed project. Although the project does not fall within a designated wilderness area and creation of these wilderness areas will not restrict implementation of the project, the creation of these Wilderness areas will assure extensive natural open space and a variety of wildlife habitats will be preserved in the project vicinity. The Santa Rosa Wilderness is the closest in proximity, approximately 0.4 miles to the south, and supports similar habitat type found in the proposed project area.

Section 1852. Wild and Scenic River Designations, Riverside County, California. This section

details additions to the National Wild and Scenic Rivers Systems. The original Wild and Scenic Rivers Act (16 U.S.C. 1274(a)) (as amended by section 1805) declared:

“...that certain selected rivers of the Nation which, with their immediate environments, possess outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other similar values, shall be preserved in free-flowing condition, and that they and their immediate environments shall be protected for the benefit and enjoyment of present and future generations.”

The rivers affected by the OPLMA include the North Fork San Jacinto River, Fuller Mill Creek, Palm Canyon Creek, and Bautista Creek.

Palm Canyon is the closest of these rivers and lies approximately 12.75 miles west of the southern termination of the Monroe Road improvement project and does not fall within the project boundaries.

Section 1853. Additions and Technical Corrections to Santa Rosa and San Jacinto Mountains National Monument. Detailed additions to these monuments, of which the Southeast Area Expansion falls approximately one mile west, 0.75 miles south, and 0.75 miles southeast of the southern terminus of the project site. This expansion area is designed in a somewhat linear, northwest-southeast orientation. None of the expansion areas that fall under this section will affect the proposed project.

2.6) California Endangered Species Act

California Endangered Species Act (CESA) definitions of endangered and threatened species parallel those defined in the FESA. The CESA defines an endangered species as “. . . a native species or subspecies of a bird, mammal, fish, amphibian, reptile or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes including loss of habitat, change in habitat, over exploitation, predation, competition or disease.” Endangered species are in serious danger of becoming extinct and threatened species are likely to become endangered species in the foreseeable future (according to Sections 2062 and 2067, respectively, of the California Fish and Game Code). Candidate species are those under formal review by the CDFG for listing as endangered or threatened (Section 2067). Prior to being considered for protected status the CDFG designates a species as being of special concern. Species of special concern are those for which the CDFG has information indicating decline.

2.7) California Natural Diversity Database

The California Natural Diversity Database (CNDDDB) is a database that ranks overall condition of sensitive species and vegetation communities on global (throughout its range) and state (within California) levels. Additionally, subspecies and varieties are assigned a ranking for global condition as well. Ranking is numerical ranging from 1 to 5, with 1 indicating very few remaining individuals or little remaining habitat and 5 indicating a demonstrably secure to ineradicable population condition. State ranks may also include a threat assessment ranging from 1 (very threatened) to 3 (no current threats known).

2.8) California Native Plant Society

The California Native Plant Society (CNPS) has cataloged California's rare and endangered plants into lists according to population distributions and viability. These lists are numbered and indicate the following: (1A) presumed extinct in California; (1B) rare, threatened, or endangered throughout their range; (2) rare, threatened, or endangered in California, but more common in other states; (3) more information is needed to establish rarity; and (4) plants of limited distribution in California (i.e., naturally rare in the wild) but whose populations do not appear to be susceptible to threat.

2.9) California State Department of Fish and Game Code – Section 1600

The California Department of Fish and Game (CDFG), through provisions of the CDFG Code (Sections 1600-1616), is empowered to issue agreements (“Streambed Alteration Agreement”) for projects that will adversely affect wildlife habitat associated with any river, stream, or lake edges. Streams and rivers are defined by the presence of a channel bed, banks, and intermittent flow. CDFG regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFG.

Determining limits of a wetland is not typically done in obtaining CDFG Agreements because the intent of the 1600 program is to safeguard riparian associated wildlife habitat. Riparian habitat includes willows (*Salix* sp.), mulefat (*Baccharis salicifolia*), and other vegetation typically associated with the banks of a stream or lake shoreline. In most situations wetlands associated with a stream or lake will fall within the limits of riparian habitat. Thus, the limits of CDFG jurisdiction based on riparian habitat will automatically include any wetland areas and may include additional areas that do not meet ACOE criteria for soils and/or hydrology (e.g., where riparian woodland canopy extends beyond the banks of a stream away from frequently saturated soils).

2.10) California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires identification of environmental effects from discretionary projects. While the lead agency may at their discretion find overriding considerations, generally significant effects are to be mitigated by avoidance, minimization, rectification, or compensation whenever possible.

Effects to all state and federal listed species are considered significant under CEQA. In addition to formally listed species, CEQA Section 15380(d) considers effects to species that are demonstrably endangered or rare as important or significant. These definitions can include state designated species of special concern, federal candidate and proposed species, CNDDB tracked species, and California Native Plant Society 1B and 2 plants.

Appendix G of the CEQA Guidelines specifically addresses biological resources and encompasses a broad range of resources to be considered.

2.11) Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)

The County of Riverside, seven (7) additional land jurisdictions, and eight (8) cities have

prepared a Multiple Species Habitat Conservation Plan (MSHCP) for the Coachella Valley. The plan will build upon existing preserves and attempts to provide connectivity and wildlife corridors throughout the region. The plan proposes to conserve approximately 240,000 acres and 27 different plant and animal species (www.cvmshcp.org).

A Natural Community Conservation Plan (NCCP) Permit was issued by the California Department of Fish and Game on September 9, 2008 and the U. S. Fish and Wildlife Service issued the final permit for the CVMSHCP on October 1, 2008. The permit grants take authorization for take of certain species identified in Attachment 2 of the permit as "Covered Species and Take Authorized for Each Species Under the Coachella Valley MSHCP."

The MSHCP establishes 21 Conservation Areas and associated linkages between proposed and existing Conservation Areas. According to the Riverside County GIS website and the "CVMSHCP Parcel Look Up", parcels that compose and are adjacent to the current road improvement project are outside of the Conservation Areas.

3.0) METHODS AND PERSONNEL

3.1) Literature Review

Pertinent literature was reviewed to identify local occurrences and habitat requirements of special status species and communities occurring in the region. Literature reviewed included compendia provided by resource agencies, USFWS species accounts, (2008) USFWS critical habitat designations, species accounts for sensitive species by the CDFG and CNPS in the vicinity, and other documents as needed.

A CNDDDB records search was conducted for the Valerie Quadrangle (3311652) and the eight adjacent quadrangles; Indio (3311662), Rabbit Peak (3311642), Thermal Canyon (3311661), Mecca (3311651), Oasis (3311641), La Quinta (3311663), Martinez Mountain (3311653), and Clark Lake (3311633).

In addition, L&L reviewed the Riverside County GIS Database, *Riverside County General Plan* (Riverside County 2008), *Coachella Valley Multiple Species Habitat Conservation Plan* (2008), *Omnibus Public Land Management Act of 2009* (US. Congress 2009), *Wild and Scenic Rivers Act* (US. Congress 1968) and others references with data that may affect area development and cumulative impacts to the area.

Latin names of plants follow *The Jepson Manual* (Hickman 1993). Latin names of animals follow *A Field Guide to Western Reptiles and Amphibians* (Stebbins 1985) for reptiles and amphibians, *California Mammals* (Jameson and Peeters 1988) for mammals, American Ornithologists' Union (1983, 1989) and National Audubon Society, *The Sibley Guide to Birds* (2000) for birds, and *American Insects: A Handbook of the Insects of America North of Mexico* (Arnett 2000) for insects.

3.2) Survey Methods

L&L botanist Melanie Dicus visited the project area on May 20, 2012 to conduct a general biological survey, describe vegetation and habitat, evaluate probabilities that special status wildlife species and plants might occur within the project site, document wildlife onsite that were observed directly or by sign, and identify potential jurisdictional drainages within the project impact area and immediately adjacent. No focused species surveys were conducted during this survey. During the survey from 9:00 AM to 3:00 PM the weather was 88-101° Fahrenheit with no cloud cover and only a very slight breeze (0-5 mph).

All habitat types within the project area were visited on foot. The site was surveyed by walking along the planned project impact area, Monroe Street, 64th Avenue, Duro Road and Landon Lane, looking at the roadway, right-of-way and into the residential front yards from the roadway, stopping periodically for observations and notations. Along Monroe Street the survey area extended from the center line east 35 feet and on 64th Avenue it extended from the centerline north 35 feet. On Duro Road and Landon Lane the survey area was 35 feet from the centerline on both sides of the roadways. Wildlife species were identified during field surveys by sight, calls, scat, or other sign. A general habitat map and field notes were completed at the time of the survey.

The field survey was conducted during daylight hours. Digital photographs were taken to record condition of the site during the survey. No trapping was conducted. Plants of uncertain identity were collected and subsequently identified from keys, descriptions, and illustrations in Abrams (1923, 1944, 1951, 1960), Abrams and Ferris (1960), Hickman (1993), Munz (1974), and Parker (1999). These procedures provide a general assessment of habitat and vegetation on a site and act as a tool to determine probability of special status species occurring onsite. Probability assessments for many species are based upon presence or absence of what is considered their suitable habitat, as not observing a species does not necessarily mean the species is not present, especially with nocturnal species. A list of those species observed or detected is included in Appendix A.

4.0) EXISTING CONDITION

4.1) Vegetation

The proposed project area runs along existing roadways that are either graded and cleared dirt roads or existing paved roads in need of improvements. Impacts outside of the existing roadway will result from trenching within the dirt road, installation trenching east of Monroe Street for sewer line placement and installation trenching to the residences. Project area within the residential and church portions of the site contains ornamental vegetation and regularly disturbed ground. Overall, the majority of the roadway is bordered by ornamental plant species (tamarisk, bougainvillea, and oleander) associated with the borders of agricultural land and housing (Figure 4). Along the east side of Monroe Street, in the center between 62nd and 64th Avenues, is an area of disturbed Allscale Series of Saltbush Scrub or Chenopod Scrub. The dominant plant in this community is allscale (*Atriplex polycarpa*). Bush seepweed (*Sueda moquinii [torreyana]*) is a common component as well. This habitat community has been heavily disturbed and contains mounds of dirt and debris. Other vegetation observed sparsely within the survey area included Bermuda grass (*Cynodon dactylon*) growing among dumped plant clippings, as well as non-native cheeseweed (*Malva parviflora*). A full list of plant species identified during the survey is provided in Appendix A.

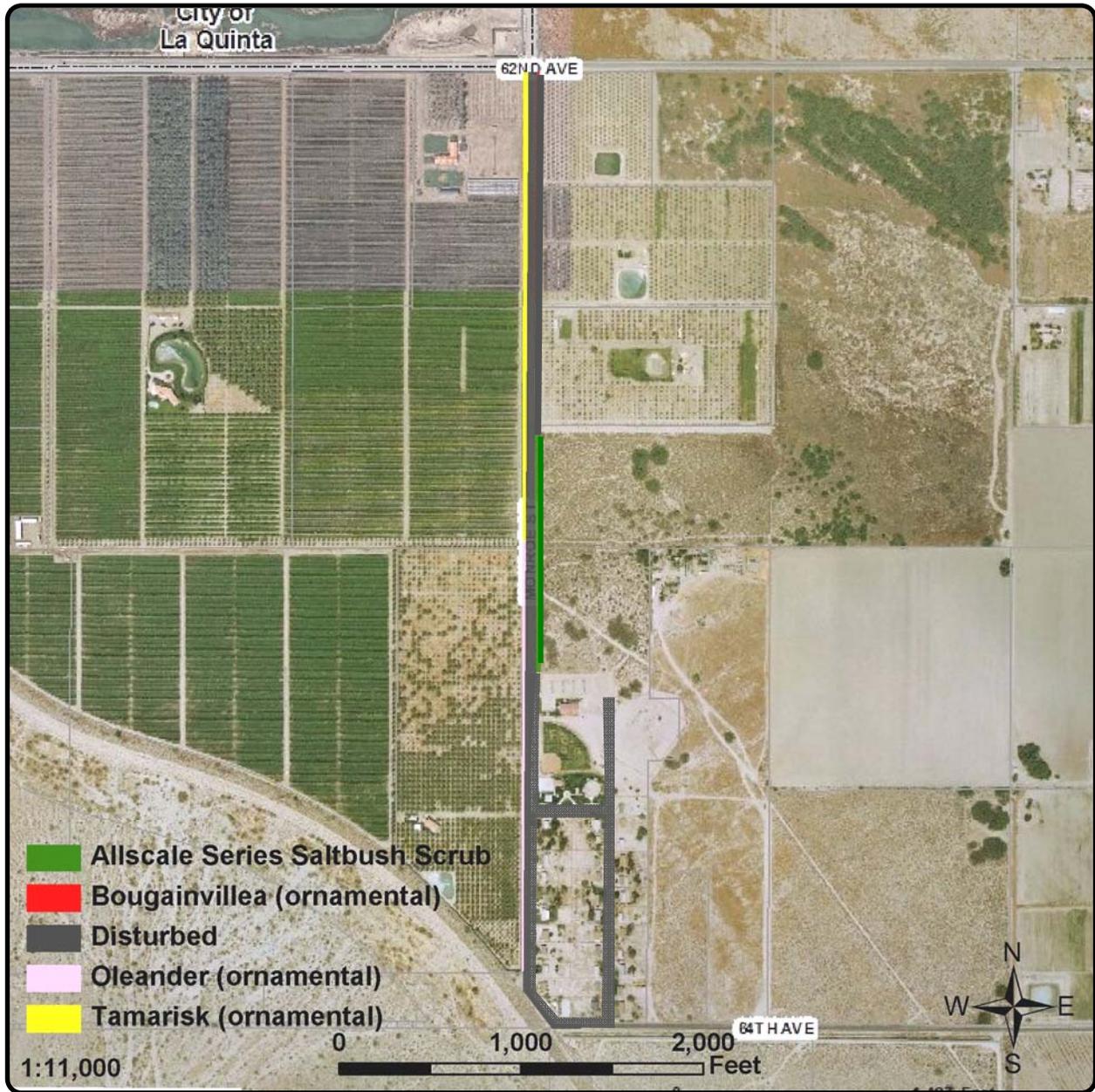
4.2) Soils and Topography

Soils data for the survey area were obtained from the U.S. Department of Agriculture, Natural Resource Conservation Service, Soil Survey Geographic (SSURGO) Database. The site is mapped as a mixture of Carsitas gravelly and cobbly sands (CdC/ChC), Coachella fine sandy loam (CsA), Gilman loamy fine sand (GaB), Gilman fine sandy loam (GbB), Indio fine sandy loam, wet (Ir) and Myoma fine sand (Figure 5).

Topographically, the site is relatively flat with a slight downward slope from south to north. Overall the topography in the project area runs southwest to east-northeast. The site is located within the Coachella Valley, just northeast of the foothills of the Santa Rosa Mountains. The site has a combined maximum vertical relief of roughly 75 feet, with elevations ranging from approximately 7 to 82 feet below mean sea level (AMSL). Surrounding topographic features in the project vicinity to the north and east are flat, with a gentle east slope downward. To the south and west, mountain foothills go from gentle to steeply sloping hills with associated ridgelines and canyons.

4.3) State / Federal Jurisdictional Drainages

The impact area and adjacent property does not support wetlands, marshes, riparian or any woody water dependent vegetation. Bluelines visible on the USGS map are associated with manmade underground piping of water. No drainages or other features subject to state and federal jurisdiction were observed within the impact area during the general biological survey.



L&L Environmental, Inc.

*BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING*

SAA-12-296
July 2012

Figure 4

Habitat Map
(Photo obtained from RCTILMA GIS, 2007)

*Torres Martinez Water & Sewer Project,
County of Riverside, California*

5.0) AFFECTED ENVIRONMENT

5.1) General Resources

Habitat on the project site consists of allscale series, disturbed and ornamental habitats. Botanical and wildlife species in the proposed project area would consist of species that occur in or utilize these habitats. Wildlife may also include species that utilize sparse individual trees in open habitat for nesting, roosting, or perching. The project impact area consists of an unvegetated, graded dirt road and developed (church and housing) land bordered by disturbed and ornamental habitats, plus 1,400 linear feet of disturbed allscale series which is approximately 26 feet wide, see exhibit. The project area is surrounded by a mix of agricultural, residential, and open, relatively undisturbed habitat.

5.1.1) Amphibians

Amphibians typically require a relatively consistent source of water as a component of their habitat, although some species can survive periods in drier conditions. The latter species conserve moisture by emerging only when damp or moist weather conditions are present. No forest and/or riparian habitats or perennial flowing water are present in the project area. No blue-line stream or drainages cross or run along the road or within the developed survey area (with the exception of underground piping). The Coachella Canal is present approximately 75 feet southwest of the southern most edge of the road alignment on the other side of an estimated 15 foot 45° slope. No riparian habitat occurs in or adjacent to the proposed impact area.

Evidence of ponding water supporting plants species (native and non-native) from leaking faucets/pipes was observed within the survey area in two places. This includes a small patch of willow, cattails and other vegetation within a wet patch near the northwest corner of the Church and along Monroe north of the allscale. These areas are very small and were not considered native habitat or suitable to support amphibian species. Habitat for amphibian species does not appear to be present within the survey area.

5.1.2) Reptiles

Reptile species are common in southern California and can be found in both disturbed and native areas, although diversity and abundance are often associated with less disturbed areas with the presence and type of native plant communities. Reptiles are attracted to areas with cover such as rocks, logs, or other debris. The Great Basin whiptail lizard (*Aspidoscelis tigris tigris*) was observed in the survey area. Other common reptiles expected to occur within the project area include side-blotched lizard (*Uta stansburiana*), western fence lizard (*Sceloporus occidentalis*), California kingsnake (*Lampropeltis getula californiae*), California whipsnake (*Masticophis lateralis*), and gopher snake (*Pituophis melanoleucus*) among others.

5.1.3) Birds

Bird species common to allscale or disturbed habitats or that utilize sparse individual trees in open habitat for nesting, roosting, or perching may utilize habitat in the project area or general

vicinity. Birds observed in the survey included the verdin (*Auriparus flaviceps*), Bewick's wren (*Thryomanes bewickii*), house finch (*Carpodacus mexicanus*), Inca dove (*Columbina inca*), common ground-dove (*Columbina passerina*), rock pigeon (*Columba livia*), Eurasian collared-dove (*Streptopelia decaocto*), ladder-backed woodpecker (*Picoides scalaris*), northern mockingbird (*Mimus polyglottos*), Albert's towhee (*Pipilo alberti*), great-tailed grackle (*Quiscalus mexicanus*), Say's phoebe (*Sayornis sayi*), western kingbird (*Tyrannus verticalis*), Black-tailed Gnatcatcher (*Polioptila melaneura*), and house sparrow (*Passer domesticus*).

Although the probability is low, it is possible that the onsite tamarisks, larger date palms and a few isolated large trees could support non-sensitive nesting raptors.

5.1.4) Mammals

Identification of mammals on a project site is typically through sign (i.e., scat, tracks, burrows, etc.) rather than direct observation, because many mammals are nocturnal or timid and keep to cover. Trapping is not used in general surveys. The project vicinity contains suitable habitat for many mammal species including use for foraging, nesting/burrowing, and wildlife movement. Suitable habitat for woodrat middens is present adjacent to the impact area along the base of mature tamarisk trees and there were small rodent burrows in the mounded disturbed soils within the allscale series east of Monroe Street.

5.2) Threatened, Endangered, and Sensitive Species

Species currently listed as Threatened, Endangered, Candidate, Proposed and Sensitive, and Fully Protected species and that have been documented in the NDDB within the nine (9) quadrangles the project site is on or adjacent to, as well as others that have the potential to occur in the Coachella Valley and northeastern slopes/foothills of the Santa Rosa Mountain area were considered in this evaluation. Tables 1 and 2 identify these listed and sensitive species known or expected to occur within the project vicinity, the habitat type each species occupies, whether the species has potential habitat, and its potential to occur in the proposed project impact area or adjacent to the project impact area. A more detailed discussion of individual species is included for those species with known occurrences or potentially suitable habitat and a moderate or high potential of occurring onsite. A complete list of species observed during the site visit to the proposed project area is contained in Appendix B.

5.2.1) Botanical Resources

5.2.1.1) Threatened and Endangered Species

Three (3) Threatened or Endangered botanical species were identified as having potential to occur in the project area: Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*), Peirson's milk-vetch (*Astragalus magdalenae* var. *peirsonii*), and triple-ribbed milk-vetch (*Astragalus tricarinatus*). No designated or proposed critical habitat for these species occurs within the project area. During general surveys of the site it was determined that no suitable habitat for these species occurs within the project impact area and the site is below the elevational range of these species. In addition, almost all habitat is either disturbed or ornamental.

5.2.1.2) Sensitive Species

Of the 24 botanical species evaluated, none were determined to have moderate or high potential to occur on or adjacent to the project site. This is due to the highly disturbed nature of the site, including the majority of which is either an existing paved or hard-packed dirt road, developed and occupied housing parcels and a church. Other habitats impacted are ornamental or heavily disturbed. The areas of native habitat do not support open areas of sand, windblown sands, or sand dunes. Although an absence determination typically requires botanical surveys covering early, mid, and late season blooming plants, the total lack of habitat on the project site and for many of the species the location of the project below their elevational range, some species were determined to be absent. Others were not determined to be absent, but rather to have a low or low-absent potential based only on the lack of an in-depth botanical survey. These species are not expected to occur onsite. During the survey no sensitive plant species were identified onsite, although a focused botanical survey was not conducted.

Table 1: Threatened, Endangered, and Sensitive Botanical Species in the Project Vicinity

Special Status Species	Habitat and Distribution	Flower Season	Status Designation	Occurrence Probability
PLANTS (n=24)				
<i>Abronia villosa</i> var. <i>aurita</i> Chaparral sand verbena	Sand, mostly broad alluvial fans and benches, 80-1600 m elev (CNPS), 0-1600m (CalFlora), "Inland Empire" and adj. Colorado Des. And interior San Diego Co.	Feb. – July	Fed: None Calif: S2 CNPS: List 1B.1	Low Below elev. Rng, disturbed habitat
<i>Antirrhinum cyathiferum</i> Deep Canyon snapdragon	Washes and rocky places in Sonoran desert scrub; Calif. records only from Deep Canyon area, below about 800m elev.; also in Ariz., Baja, and Mexico	Feb. - April	Fed: None Calif: S1.3 CNPS: List 2.3	Low-Absent No suitable habitat, Deep Canyon is loc 10 mi w.
<i>Astragalus lentiginosus</i> var. <i>coachellae</i> Coachella Valley milk-vetch	Open sand, desert dunes, sonoran desert scrub, between 40-655m. elev.; endemic to Coachella Valley	Feb. - May	Fed: END Calif: S2 CNPS: List 1B.2	Low-Absent Below elevational range, No suitable habitat
<i>Astragalus magdalenae</i> var. <i>peirsonii</i> Peirson's milk-vetch	Desert Dunes, from 55-250 meters. Known from fewer than 5 locations in CA.	Dec-Apr	Fed: THR Calif: END CNPS: List 1B.2	Low-Absent Below elevational range, No desert dunes
<i>Astragalus preussii</i> var. <i>laxiflorus</i> Lancaster milk-vetch	Alkali flats, Chenopod scrub/shadescale scrub, southwest Mojave and Sonoran Deserts. Known from Lancaster and Edwards AFB in CA, with one recorded observation in the La Quinta area in 1928. Identification questioned. 700m. elev.	Mar. - May	Fed: None Calif: S1 CNPS: List 1B.1	Low Well Below elevational range, Low quality habitat. Unlikely to occur in area
<i>Astragalus tricarinatus</i> Triple-ribbed milk-vetch	Joshua tree woodland, sonoran desert scrub in sandy or gravelly soils. Exposed rocky slopes and canyon walls; Morongo Valley and Coachella Valley areas; 450-1190m. elev.	Feb. - May	Fed: END Calif: S1.2 CNPS: List 1B.2	Absent Well Below elevational range, No suitable habitat
<i>Ayenia compacta</i> California ayenia	Desert shrublands, gen. in washes.; Sonoran desert margins, S. Calif., Baja, and Sonora (Mex.) Elevational range from 150-1095 m	March - April	Fed: None Calif: S3? CNPS: List 2.3	Low-Absent Below elev.range, no wash

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

Special Status Species	Habitat and Distribution	Flower Season	Status Designation	Occurrence Probability
<i>Camissonia arenaria</i> Sand evening-primrose	Sonoran desert scrub, sandy or rocky soils. From 70-915m. elevation.	Nov-May	Fed: None Calif: S2 CNPS: List 2.2	Low-Absent Below elevational range, No suitable habitat
<i>Chaenactis carphoclinia</i> var. <i>peirsonii</i> Peirson's pincushion	Sonoran desert scrub on sandy soils. 3-500 m elevation. Known only from the eastern Santa Rosa Mountains.	Mar-April	Fed: None Calif: S 1.3 CNPS: List 1B.3	Low No suitable habitat
<i>Cryptantha ganderi</i> Gander's cryptantha	Desert sand dunes, desert shrublands, E Mojave Des., Sonoran Des., to Arizona and Mexico. Few occurrences in CA; about 160 – 400m. elev.	Feb-May	Fed: None Calif: S1.1 CNPS: List 1B.1	Low-Absent Below elevational range
<i>Ditaxis claryana</i> Glandular ditaxis	Sandy soils in Mojavean desert scrub and Sonoran desert scrub, below about 465 m. elev.; Coachella Val, Colorado Riv Val, to Ariz. and mainland Mexico	Oct. - March	Fed: None Calif: S1 CNPS: List 2.2	Low
<i>Ditaxis serrata</i> var. <i>californica</i> California ditaxis	Sonoran desert scrub. about 30-1000 ft. elev.	March-Dec.	Fed: None Calif: S2 CNPS: List 3.2	Low No suitable habitat
<i>Eriastrum harwoodii</i> Harwood's eriastrum	Desert dunes, 200-915m elevation. Endemic to California. Known from fewer than 20 occurrences.	Mar-June	Fed: None CA: S2 CNPS: List 1B.2	Absent Well Below elev range, No suitable habitat
<i>Leptosiphon floribundus</i> ssp. <i>hallii</i> Santa Rosa Mountain leptosiphon	Pinyon-juniper woodland and sonoran desert scrub. Between 1000 and 2000 meters elev	May - July	Fed: None Calif: S1 CNPS: List 1B.3	Absent Well Below elev range, No suitable habitat
<i>Linanthus maculatus</i> Little San Bernardino Mountains linanthus	Sandy soils or dunes in desert shrubland or Joshua tree woodland habitats; Whitewater Cyn. through Joshua Tree Natl. Park; about 195-2075m. elev.	Mar-May	Fed: None Calif: S2 CNPS: List 1B.2	Low-Absent Well Below elevational range
<i>Marina orcuttii</i> var. <i>orcuttii</i> California marina	Chaparral, pinyon-juniper woodland and sonoran desert scrub on rocky terrain. Elevations between 1050 and 1160 m.	May - Oct	Fed: None Calif: S1.3 CNPS: List 1B.3	Absent Well Below elev range, no suitable habitat
<i>Matelea parvifolia</i> Spear-leaf matelea	Rocky sites in desert shrublands, widely scattered in Calif., Nev., Texas, and Baja; 440-1095m elev	March - May	Fed: None Calif: S2.2 CNPS: List 2.3	Absent Well Below elev. range
<i>Nemacaulis denudata</i> var. <i>gracilis</i> Slender cottonheads	Coastal and desert dunes, desert shrubland, 50-400m. elev.; Coachella Valley area and (disjunct) San Diego Co. coast; Ariz., Baja, and mainl. Mex	March - May	Fed: None Calif: S2 CNPS: List 2.2	Low-Absent Below elevational range
<i>Phaseolus filiformis</i> Slender-stem bean	Sonoran desert scrub, 125m, known in CA from only one occurrence in the Coachella Valley.	April	Fed: None Calif: S1 CNPS: List 2.1	Low No suitable habitat
<i>Selaginella eremophila</i> Desert spike moss	Stream banks and other moist sites, a few scattered sites from Victorville to San Diego Co; 425-2000m elev.	May - Jul	Fed: None Calif: S2.2? CNPS: List 2.2	Absent Well Below elev. range, No suitable habitat
<i>Senna covesii</i> Coves's cassia	rocky terrain amid Sonoran desert scrub. Elev 200-900 meters. Found in San Diego Co., Riverside Co., Imperial Co.; AZ; NM; TX; Baja California, Mex	April - June	Fed: None Calif: S1 CNPS: List 2.2	Absent Well Below elevational range, no suitable habitat
<i>Stemodia durantifolia</i> Purple stemodia	Chaparral, lower montane coniferous forest, pinyon-juniper woodland; 1200-2500 m elev. Identified on VanDeventer flat in 1937 record.	± year-around	Fed: None Calif: S2.1? CNPS: List 2.1	Absent Well Below elev.range, No suitable habitat

Special Status Species	Habitat and Distribution	Flower Season	Status Designation	Occurrence Probability
<i>Wislizenia refracta</i> ssp. <i>palmeri</i> Palmer's jackass clover	Chenopod scrub, Sonoran desert scrub, Sonoran thorn woodland and desert dunes from 0-300m. elev.	Jan- Dec	Fed: None Calif: S2? CNPS: List 2.2	Low No suitable habitat
<i>Xylorhiza cognata</i> Mecca-aster	Desert shrublands, arid canyons from 20-400m. elev.; known only from Indio Hills and Mecca Hills, Riv. Co.	Jan. - June	Fed: None Calif: S2.2 CNPS: List 1B.2	Low Disturbed potential habitat

Plant references: CDFG (2011), CDFG Bios (2011), Hickman (ed., 1993) Munz (1974), Skinner & Pavlik (1994), USFWS (1993, 1996), CNPS 2010, 2011, Calflora 2010, 2011.

5.2.2) Wildlife Resources

5.2.2.1) Threatened and Endangered Species

Twelve (12) threatened, endangered, or fully protected wildlife species were identified as having potential to occur in the project area: desert pupfish (*Cyprinodon macularius*), arroyo toad (*Anaxyrus californicus*), desert slender salamander (*Batrachoseps major aridus*), southern rubber boa (*Charina umbratica*), desert tortoise (*Gopherus agassizii*), Coachella Valley fringe-toed lizard (*Uma inornata*), golden eagle (*Aquila chrysaetos*), western snowy plover (*Charadrius alexandrius nivosus*), bald eagle (*Haliaeetus leucocephalus*), Yuma clapper rail (*Rallus longirostris yumanensis*), least Bell's vireo (*Vireo belii pusillus*), and the peninsular bighorn sheep (*Ovis canadensis nelsoni*). No designated or proposed critical habitat for these species occurs within the project area. Of these species the majority are associated with water (lakes, reservoirs, or ponds), wetlands, streams, seeps or springs, riparian woodlands, estuaries, or marshes. None of these water associated habitats are present on or adjacent to the project area, therefore suitable habitat to support these species does not occur within the impact area.

Table 2: Threatened, Endangered, and Sensitive Wildlife Species in the Project Vicinity

Special Status Species	HABITAT AND DISTRIBUTION	Status Designation	Occurrence Probability
FISH (1):			
<i>Cyprinodon macularius</i> Desert pupfish	CA and AZ. Known in CA from the two tributaries to the Salton Sea; San Felipe and Salt Creek and associated wetlands (San Sebastian Marsh), shoreline pools of the Sea, and a majority of irrigation drains leading to the Sea. Spawn April – October.	Fed: END Ca: END	Absent
REPTILES AND AMPHIBIANS (10)			
<i>Anaxyrus californicus</i> Arroyo toad	Washes and intermittent streams of semi-arid regions, sandy-banked rivers, riparian woodlands, and loose gravel. Southern California to tip of Baja California. Desert popul. along Mojave R.	Fed: END Calif: SSC NDDDB: S2S3	Absent No suitable habitat, Outside of range (CDFG Bios)
<i>Batrachoseps major aridus</i> Desert slender salamander	Perennial seeps and springs on the desert slopes of the eastern Santa Rosa Mts. Known from 2 locals Hidden Palm Canyon and Guadalupe Canyon.	Fed: END Ca: END S1 NDDDB: S1	Absent Outside the known range, no suitable hab.

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

Special Status Species	HABITAT AND DISTRIBUTION	Status Designation	Occurrence Probability
<i>Charina umbratica</i> Southern rubber boa	Found in a few locales in the San Bernadino and San Jacinto mtn ranges. Woodland and coniferous forest. Usually they are found within several hundred meters of water. From 5000- 9,150 ft. ele	Fed: None Calif: THR NDDDB: S2S3	Absent Outside the elev. range, no suitable hab.
<i>Charina trivergata</i> Rosy boa	Rocky brushlands and desert. Attracted to permanent and intermittent streams. Death Valley, CA., to the tip of Baja California, and coastal southern CA to south-central Arizona.	Fed: None Calif: None NDDDB: S3S4	Low Heavy disturb. no consist. water source, No rock outcrops
<i>Crotalus ruber ruber</i> Northern red-diamond rattlesnake	Desert scrub, thorn scrub, and chaparral habitats below 4,000ft. San Bernardino County south through most of Baja California, Mexico.	Fed: None Calif: SSC NDDDB: S2?	Low No rock outcrops or boulders
<i>Gopherus agassizii</i> Desert tortoise	Creosote bush scrub and other desert shrubland habitats; Mojave and Sonoran deserts (E Calif., S Nevada, W Ariz., and Sonora, Mexico)	Fed: THR Calif: THR NDDDB: S2	Low (no suitable burrows), heavy disturbance
<i>Phrynosoma mcallii</i> Flat-tailed horned lizard	Sandy desert washes, flats, and dunes; Coachella Valley southward to N Baja Calif. Mostly below 250m. elev.	Fed: None Calif: SSC NDDDB: S2	Low-Absent Disturbance, no wash or dunes Not expected based on current distr.
<i>Salvadora hexalepis virgultea</i> Coast patch-nosed snake	Shrublands, usually with open sand; SantaB county through southwest Calif., to northwest Baja Calif.	Fed: None Ca: SSC NDDDB: S2S3	Low Generally beyond the eastern most range of this species, no open sands
<i>Scaphiopus couchii</i> Couch's spadefoot toad	Desert and arid regions of grassland, prairie, mesquite, creosote bush, thorn forest, sandy washes. 0-1800m. elev. West to extreme se of CA. Scattered pop. East of the Algodones sand dunes, Imperial Co. No. into San Bernardino Co.	Fed: None Ca: SSC NDDDB: S2S3	Low
<i>Uma inornata</i> Coachella Valley fringe-toed lizard	Endemic to wind-blown sand in the Coachella Valley. Typically occurs with large patches of the appropriate substrate. Interspersed with widely spaced desert shrubs.	Fed: THR Calif: END NDDDB:S1	Absent No suitable sand habitat
BIRDS (29):			
<i>Accipiter cooperii</i> Cooper's hawk	Cismontane woodland, riparian forest, riparian woodland, upper montane coniferous forest. Forages in open areas over scrublands; California, Mexico, Central America.	Fed: None Calif: None (nesting) NDDDB: S3	Nesting:Absent Foraging:Low
<i>Aquila chrysaetos</i> Golden eagle	Foraging in rolling foothills, mountainous areas, sage-juniper flats, and deserts. Western North America.	Fed: None Calif: FP NDDDB: S3	Nesting: Absent Foraging:Low
<i>Ardea alba</i> Great Egret (nesting colony)	Shallow water of fresh and saline emergent wetlands along the margins of estuaries, lakes and slow moving streams, on mudflats and salt ponds and in irrigated croplands and pastures. Nests and roosts in large trees. Common in coastal lowlands. One colony known to breed in Riverside Co. Rare to uncommon in deserts, mainly as spring migrants.	Fed: None Calif: None NDDDB: S4	Low-Absent No suitable habitat, Could occas.forage in adj. agriculture

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

Special Status Species	HABITAT AND DISTRIBUTION	Status Designation	Occurrence Probability
<i>Ardea herodias</i> Great Blue Heron (nesting colony)	Shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands and pastures and in mountains above foothills. Perches and roosts in secluded tall trees. Nests in colonies in tops of secluded large snags or live trees, usually the tallest available. Rarely nests on ground, rock ledges, sea cliffs or shrubs. Throughout CA.	Fed: None Calif: None NDDB: S4	Low-Absent No suitable habitat, Could occas. forage in adj. agriculture
<i>Athene cunicularia</i> Burrowing owl	Open dry grassland, desert or shrubland areas. Southwestern Canada south to Tierra del Fuego.	Fed: None Calif: SSC NDDB: S2	Low (no suitable burrows)
<i>Buteo regalis</i> Ferruginous hawk	Foraging in agricultural fields, grasslands and desert scrub. California.	Fed: None Calif: None NDDB: S3S4	Nesting:Low Foraging: Moderate
<i>Charadrius alexandrius nivosus</i> (interior population) Western snowy plover	Sparsely vegetated flats and along the shores of alkaline and saline lakes, reservoirs, ponds braided river channels, agricultural waste-water ponds and salt evaporation ponds. Occurs year round in CA mainly in the San Joaquin Valley and the Salton Sea.	Fed: THR Calif: SSC NDDB: S2	Absent No suitable habitat
<i>Circus cyaneus</i> Northern harrier	Coastal and river marshes, wet meadows, agri. lands and shrubby areas. Throughout North America, winter migratory birds to southern Ca.	Fed: None Calif: SSC (nesting) NDDB: S3	Nesting:Low Foraging:Mod
<i>Dendroica petechia brewsteri</i> Yellow warbler	Riparian, inc. willow, cottonwood, sycamore Alders and aspen for nesting and foraging, also conifer forest.	Fed: None Calif: SSC NDDB: S2	Low-Absent No suitable habitat
<i>Egretta thula</i> Snowy egret (nesting colony)	Widespread in CA. along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches and wet fields. In So. CA, common yearlong in the Imperial Valley and along the Colorado River. Desert regions, uncommon in spring migration and rare through summer.	Fed: None Calif: None NDDB: S4	Absent No suitable habitat
<i>Falco columbarius</i> Merlin	Woodlands, grasslands, agricultural fields, and areas around livestock feed lots. Winter migratory bird to southern California.	Fed: None Calif: None NDDB: S3	Nesting: Low Foraging: Moderate
<i>Falco mexicanus</i> Prairie falcon	Nests on high cliffs, forages primarily over open lands; occurs throughout arid western US and Mexico	Fed: None Calif: None (nesting) NDDB: S3	Nesting: Absent Foraging: Low-Mod
<i>Gelochelidon nilotica</i> Gull-billed tern	Confined to two locations in So. CA; Salton Sea and San Diego Bay. In CA. the species requires isolated nesting habitat, small bare islets of fine clay within impoundments at the Salton Sea or isolated sections of earthen levees at the salt works in s. San Diego Bay. Vegetation is spars. Est. breeding pop. At the Salton Sea (Molina, 2003) 100-170 pairs.	Fed: None Calif: SSC NDDB: S1	Absent No suitable habitat
<i>Haliaeetus leucocephalus</i> Bald eagle	Breed in large trees, usually near major rivers or lakes; winters more widely; wide but scattered distribution in N America; esp. coastal regions	Fed: Delisted Calif: END NDDB: S2	Low-Absent No suitable habitat, 11mi e to a significant body of water, may occas. fly over
<i>Icteria virens</i> Yellow-breasted chat	Summer resident, inhabits riparian thickets of willow near watercourses, low dense riparian willow.	Fed: None Calif: SSC NDDB: S3	Absent No suitable habitat

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

Special Status Species	HABITAT AND DISTRIBUTION	Status Designation	Occurrence Probability
<i>Junco hyemalis caniceps</i> Gray-headed junco	Breeds in mts. And foothills including high desert ranges. Forests and woodland from montane hardwood-conifer up to alpine dwarf-shrub. Desert pops occur in pinyon-juniper. Inyo-White Mts., and Great Basin; winter to S, through much of S Calif.	Fed: None Calif: None NDDB: S1 (breeding)	Absent No suitable habitat
<i>Lanius ludovicianus</i> Loggerhead shrike	Open areas where small trees, shrubs, and fences can provide suitable perches. Throughout much of North America.	Fed: None Calif: SSC (nesting) NDDB: S4	Nesting:Low Foraging: Moderate
<i>Nycticorax nycticorax</i> Black-crowned night-heron (nesting colony)	Associated with large wetlands including swamps, streams, rivers, marshes, mud flats and the edge of lakes. Widespread in the US.	Fed: None Calif: None NDDB: S3	Absent No suitable habitat
<i>Piranga rubra</i> Summer tanager (nesting)	Breeds in mature riparian woodland typically with an extensive canopy of Fremont cottonwood (in CA), southern half of US; northern Mex; winters in southern Mexico to S.	Fed: None Calif: SSC NDDB: S2	Low-Absent No suitable habitat
<i>Plegadis chihi</i> White-faced ibis (nesting colony)	Fresh and saltwater marshes containing rushes and sedges for nesting. Also near ponds, rivers and some agricultural fields. 0-4300m elev. Widespread in western and mid-west US.	Fed: None Calif: WL NDDB: S1	Absent No suitable habitat
<i>Polioptila melanura</i> Black-tailed gnatcatcher	Desert shrublands, gen. thickets of mesquite, palo verde, or acacia, occas. in open shrubland (mostly winter); Calif. deserts, thr. S Texas, Baja, and arid mainland Mexico	Fed: None Calif: None NDDB: S4	OBSERVED Seen in a littleleaf palo verde in disturbed area
<i>Pyrocephalus rubinus</i> Vermillion flycatcher	Arid scrub, farmlands, savanna, agricultural areas, and riparian woodland, often associated with surface water. Nests are placed in native trees such as willows, cottonwoods, mesquites, and Western Sycamores (<i>Platanus racemosa</i>), but sometimes in non-native trees. Scattered locations in So. CA. including the Coachella Valley.	Fed: None Calif: SSC NDDB: S2S3	Low
<i>Rallus longirostris yumanensis</i> Yuma clapper rail	Cattail and bulrush marsh habitat along and adjacent to the Colorado River. Water depth averages 6.5-20cm. Typically use the less dense margins of habitat to allow for greater mobility. Salton Sea and Whitewater River Delta habitat have been negatively impacted.	Fed: END Calif: THR Calif: FP NDDB: S1	Absent No suitable habitat
<i>Rynchops niger</i> Black skimmer (nesting colony)	Primarily in bays, estuaries, lagoons, mudflats, beaches and coastal marshes. Nests on sand, salt marsh mats and dredge spoil. Known breeding range in so. CA includes the Salton Sea, San Diego Bay, Newport Bay, Seal Beach, Los Angeles Harbor, Bolsa Chica Eco. Reserve.	Fed: None Calif: SSC NDDB: S1S3	Absent No suitable habitat
<i>Toxostoma bendirei</i> Bendire's thrasher	Open desert shrublands and woodlands; Mojave Des in Calif., much of Ariz, S Utah, NM, mainland Mexico	Fed: None Calif: SSC NDDB: S3	Low Poor habitat
<i>Toxostoma crissali</i> Crissal thrasher	Nests in dense brushy thickets of mesquite, willow, or other desert shrubs; assoc. with desert washes, riparian brush and mesquite thickets at lower elev. And dense scrub in arroyos at higher elev. E Calif. to Texas, W mainland Mexico	Fed: None Calif: SSC NDDB: S3	Low Marginal habitat, not associated with a wash
<i>Toxostoma lecontei</i> LeConte's thrasher	Open desert flats, dunes, alluvial fans. often sandy or alkaline flats. Typically with Atriplex or Opuntia spp. Mojave and Colorado Deserts, SW Cent. Valley, Owens Valley; to Nevada, Utah, Arizona;	Fed: None Calif: SSC NDDB: S3	Low Marginal hab, but intolerant of human disturbance

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

Special Status Species	HABITAT AND DISTRIBUTION	Status Designation	Occurrence Probability
<i>Vireo belii pusillus</i> Least Bell's vireo	Found in riparian woodlands, bottomlands, and mesquite. Ranges from northern Mex and Baja Ca, into so Ca, and the so. mid-western US	Fed: END Calif: END NDDB: S2	Absent No suitable habitat
<i>Vireo vicinior</i> Grey vireo	Hot, semi-arid, shrubby habitats, especially mesquite and brushy pinyon-juniper woodlands; also chaparral, desert scrub. Located in southern CA, AZ, NM, Utah, TX. In s Cal, in chaparral dominated by chamise or redshanks also in scrub oak, manzanita, pinyon, and sagebrush	Fed: None Calif: CSC NDDB: S2	Low Not typically in desert scrub in so.Cal
MAMMALS (17):			
<i>Antrozous pallidus</i> Pallid bat	Rock outcrops of shrublands, ≤ 6000' elevation; in Calif. southwest North America to interior Oregon and Washington; hibernates in winter	Fed: None Calif: SSC NDDB: S3	Roosting: Low Foraging: Moderate
<i>Chaetodipus fallax pallidus</i> Pallid San Diego pocket mouse	Open sandy areas in Sonoran desert scrub, desert wash and pinon juniper woodlands. Subspecies is found inland along the southern margins of the Mojave Desert of CA and the northern slopes of the San Bernardino Mts. And the western edge of the Colorado desert south to the Mexican border.	Fed: None Calif: SSC NDDB: S3	Low
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	Many habitats throughout Calif. and western North America; scattered populations in the east; day roosts in caves, tunnels, mines, but is sensitive to human dist.; feeds primarily on moths	Fed: None Calif: SSC NDDB: S2S3	Roosting: Low-Absent Foraging: Moderate
<i>Dipodomys merriami collinus</i> Earthquake Merriam's kangaroo rat	Arid or semi-arid habitat with sage scrub, chaparral or grassland habitat. Sandy loam soils. San Diego Co. in San Felipe, Earthquake and Mason valleys. Riverside Co. in Aguanga Valley, and Wilson Creek and probably scattered throughout sandy wash areas in the Anza Valley.	Fed: None Calif: None NDDB: S1S2	Low-Absent
<i>Euderma maculatum</i> Spotted bat	Desert (cool seasons) to pine forest (summer), much of SW N. Amer., very rare; roosts in deep crevices in cliffs, feeds on moths captured over open water	Fed: None Calif: SSC NDDB: S2S3	Roosting: Low Foraging: Low
<i>Eumops perotis californicus</i> Western mastiff bat	Lowlands (with rare exceptions); Cent and So Ca., southern AZ, NM, southwest TX; roosts in deep rock crevices, forages over wide area	Fed: None Calif: SSC NDDB: S3?	Roosting: Absent Foraging: Moderate
<i>Lasiurus cinereus</i> Hoary bat	Deciduous and coniferous forests and woodlands. Roosts in the open by hanging from a branch, forages over wide area. Prefers trees at the edge of clearings, but can occur in heavy forests, open areas and urban areas. Documented in tamarisks, china berry and fruit trees. Widespread from Canada through the US into Central and S. America.	Fed: None Calif: None NDDB: S4?	Roosting: Low-Moderate Foraging: Moderate
<i>Lasiurus xanthinus</i> Western yellow bat	Roosts in trees, hanging from the underside of leaves. Desert regions of the sw. US. With a particular association to palm trees. Distributed in So. CA, AZ, NM and TX, into Mexico.	Fed: None Calif: SSC NDDB: S3	Moderate (palms present)
<i>Macrotus californicus</i> California leaf-nosed bat	Desert shrublands and arid low-lands of W San Diego Co., to W Ariz., Baja Calif. and Sonora, Mex; roost in mine shafts, forage over open shrublands	Fed: None Calif: SSC NDDB: S2S3	Roosting: Absent Foraging: Moderate
<i>Myotis yumanensis</i> Yuma myotis	Variety of habitats, ie. Juniper and riparian woodlands, Arid shrublands. Closely associated with water. Roosts in caves, attics, buildings, mines, under bridges and similar structures. Western North America from British Columbia to central Mexico as far east as Oklahoma. Widespread in California	Fed: None Calif: None NDDB: S4?	Roosting: Low Foraging: Low (not near open water)

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

Special Status Species	HABITAT AND DISTRIBUTION	Status Designation	Occurrence Probability
<i>Neotoma albigula venusta</i> Colorado Valley woodrat	Desert grasslands, semiarid shrublands, saguaro cactus communities, pinyon-juniper woodland, ponderosa pine forest.	Fed: None Calif: None NDDB: S1S2	Low Small area of Potential hab., none recorded in 2 quads
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	Arid shrublands, and rocky outcrops and crevices; cismontane Calif., San Luis Obispo to San Diego County and northwest Baja Calif. Found at elevations between 0- 7000ft.	Fed: None Calif: SSC NDDB: S3?	Low
<i>Nyctinomops femorosaccus</i> Pocketed free-tailed bat	Deserts and arid lowlands; E Riv and San Diego Cos, through SW US, Baja Calif., mainland Mexico; Roost mainly in crevices of high cliffs	Fed: None Calif: SSC NDDB: S2S3	Roosting: Low Foraging: Moderate
<i>Ovis canadensis nelsoni</i> "distinct population segment" Peninsular bighorn sheep	Open shrublands and conifer forest, Canyon bottoms, alluvial fans and mountain slopes. In the Peninsular Ranges range from the lower elevs of desert mountain slopes and canyons from the valley floor up to ±4500ft. elev.	Fed: END Calif: THR Calif: FP NDDB: S1	Low-Absent Disturbed habitat, surrounded by developed area
<i>Perognathus longimembris bangsi</i> Palm Springs pocket mouse	Desert habitats with flat to gently sloped topography, sandy to loosely packed soils, and sparse to moderate vegetative cover.	Fed: None Calif: SSC NDDB: S2S3	Low Mainly dist. Habitat w/ hard packed soils
<i>Taxidea taxus</i> American badger	Mountains, deserts, interior valleys where burrowing animals are available prey and soil permits digging; throughout Central and western North America	Fed: None Calif: SSC NDDB: S4	Low Mainly dist. Habitat w/ hard packed soils
<i>Xerospermophilus tereticaudus chlorus</i> Palm Springs round-tailed ground squirrel	Dunes and mesquite hummocks. Associated with mesquite and creosote. Limited to the Coachella Valley lowlands	Fed: None Calif: SSC NDDB:S1S2	Low –Absent No suitable habitat
INVERTEBRATES (3):			
<i>Macrobaenetes valgum</i> Coachella giant sand treader cricket	Active dunes and sand fields; endemic to the west end of the Coachella Valley area	Fed: None Calif: S1S2	Low No active dunes or sandfields
<i>Oliarces clara</i> Cheeseweed owlfly (=Cheeseweed moth lacewing)	Generally associated with creosote bush roots, steep, shaded canyons in deserts. On or near drainages. Occurs along the Colorado River Drainage, so. CA. sw. AZ and Clark Co, NV.	Fed: None Calif: S1S3	Low No suitable hab, no creosote obs. in survey area, a few seen offsite
<i>Stenopelmatus cahuiiaensis</i> Coachella Valley Jerusalem cricket	Sandy to gravelly sandy soils; endemic to Coachella Valley area. Known from Snow Creek area east to Windy Point and around the Palm Springs Airport. (CVMSHCP)	Fed: None Calif: S1S2	Low-Absent West of the range of the species

References: CDFG (1998, 2009, 2010, 2011), Calfora 2010, 2011, Zeiner, et. Al. 1988-1990, Shuford and Gardali, 2008.

Status designations and occurrence probabilities are defined in the Key.

The five (5) remaining species (desert tortoise, golden eagle, bald eagle, Coachella Valley fringe-toed lizard, and the peninsular bighorned sheep) are discussed below:

The **desert tortoise** has a high-domed shell, usually with prominent growth lines on the carapace and plastron. The carapace is brown and the plastron is solid and yellowish. Tortoises typically burrow in areas with friable soil or may remain underground and dormant during the winter. Diurnal activity is greatest in the spring and early summer and to a lesser extent during the fall. Tortoises are often detected by their sign (scat and burrows). The desert tortoise can be found in desert shrublands where soil is suitable for burrows. The range of the desert tortoise includes the Mojave and Sonoran deserts, from southeastern California, southern Nevada, western and southern Arizona, southwestern Utah, and through Sonora and northern Sinaloa, Mexico. The activity season is spring to summer.

Only an estimated 0.84 acres of native desert scrub habitat falls within the impact area and this area is already disturbed. During the survey the site was examined for burrows, although a desert tortoise protocol survey was not conducted, and no burrows were identified within or adjacent to the impact area. Within that portion of the site with disturbed native desert scrub there were mounds of dirt and debris. These mounded areas were thoroughly checked for burrows, but none were found. There are no local occurrence records according to the California Natural Diversity Database. The only record within the selected nine (9) quadrangles was a general record from 1987 identified locations of primary populations in 1977, that covered 500 square miles and included Thermal Canyon quadrangle. The other eight (8) quadrangles do not have recorded occurrences of desert tortoise. The species was not observed during field surveys. The site is within the range of the species, but not within designated critical habitat. The probability that this species occurs onsite is low.

The **golden eagle** is a large brown eagle that can be found over much of western North America, from 0 to 13,500 feet above mean sea level. A typical breeding pair home range in southern California averages approximately 25 square miles (Terres 1991). Foraging habitat for the golden eagle typically consists of shrublands and grasslands. This eagle typically nests on cliff ledges, but will also use trees, especially in mountainous or open hilly areas. Suitable nesting habitat for this species does not occur onsite or immediately adjacent to the site, but it is possible for this species to forage in the project area.

Adult **bald eagles** have white heads and tails and large yellow beaks. First-year bald eagles are mostly dark, with blotchy white on the underwing and tail (NGS 1987). These birds roost and breed in large open-branched trees, usually near major rivers or lakes. Bald eagle habitat is widespread, but scattered over most of North America, especially coastal regions. No suitable bodies of water occur on the site or in the immediate vicinity and the species was not observed during field surveys. This species has been observed several miles from the site in the Santa Rosa Mountains and near the Salton Sea. Although the species are not expected to occur on the project site, it is possible the species could occasionally fly over the property.

The **Coachella Valley fringe-toed lizard** is well camouflaged with a dorsal pattern of black flecks that blend well with their habitat. This lizard is similar to the Colorado desert fringe-toed lizard, but it is paler and the black belly spots found on the Colorado desert fringe toed lizard are absent or reduced. When running at high speeds this lizard runs primarily on its hind legs (bipedally: Stebbins 1985). This species is restricted to fine, loose, wind-blown sand of dunes, flats, riverbanks, and washes. It is found in the sand deposits of Coachella Valley.

The CNDDDB has a record from 1975 identifying all of Section 2 (the east side of the project area), the Torres Martinez Reservation, as a nonspecific observation location. All of the observations for this species in this quadrangle are from a map in an unidentified report, the information from England & Nelson, Brode & Cordone, and Davis in the years 1969-1975.

Although this early observation is recorded, no fine loose sands are present within or adjacent to the project area. Soils within the native habitat are more of a silt and are relatively compact, although not to the extent of the roadway and shoulder. The species was not observed during field surveys. The probability that this species occurs onsite is low to absent.

The **peninsular big-horned sheep** species color varies from dark brown above in the northern mountains to pale tan in the desert, with white belly, rump, back legs, muzzle, and eye patch. The horns are massive and coiled in males; in females they are smaller and not coiled. The peninsular bighorn sheep is paler with larger and heavier horns than other forms of bighorn sheep (US Dept. Interior 2001). This species is restricted to east facing, lower elevation slopes (typically below 4,600 ft.) of the Peninsular Ranges. It forages on grasses, sedges, and forbes and uses rocky steep terrain for escape and bedding. Optimal habitat includes steep walled canyons and ridges bisected by rocky or sandy washes, with available water (CDFG 2001a). The PBS is found from the San Jacinto and Santa Rosa Ranges in Riverside County south into Mexico. The project site is outside of designated critical habitat for this species. The impact area is almost completely developed or disturbed and this species is shy of humans. It is not likely that the species would utilize this site, therefore the probability this species occurs onsite is low-absent.

5.2.2.2) Sensitive Species

One Sensitive wildlife species, the black-tailed gnatcatcher, was observed during the general biological survey (Figure 6). Four (4) Sensitive wildlife species were determined to have a moderate potential to occur in the immediate project vicinity based on their utilization of desert scrub communities, palm trees, agricultural fields, or being habitat generalists. An additional 10 species were determined to have moderate potential for foraging onsite. These species are discussed below. Species that were determined to have no suitable habitat in the proposed project impact area or immediate vicinity or for which the site was determined to be outside of the geographic or elevational range of the species were determined to be absent or have a low potential of occurring on the site. These species are detailed in Table 2 above only. No focused surveys for any wildlife species were conducted.

Reptiles: None of the Sensitive reptile species were determined to have high or moderate potential to occur on or adjacent to the project site. Many of these species require the presence of or close proximity to water, washes, intermittent streams, springs, seeps, or other regular water sources. None of these habitats occur on or adjacent to the site. The northern red-diamond rattlesnake and coast patch-nosed snake, which can typically be found in desert shrublands, were determined to have low potential due to the minimal amount of habitat as well as the disturbed and developed nature of the site and surrounding properties.



L&L Environmental, Inc.

*BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING*

SAA-12-296
July 2012

Figure 6

Sensitive Species
(Photo obtained from RCTLMA GIS, 2011)

*Torres Martinez Water & Sewer Project,
La Quinta Area, County of Riverside, California*

Birds: The black-tailed gnatcatcher was observed on site during surveys. Two (2) additional sensitive species, including Bendire's thrasher and LeConte's thrasher, were determined to have moderate or low-moderate potential to occur in the immediate project vicinity and five (5) species, including the ferruginous hawk, northern harrier, merlin, prairie falcon, and loggerhead shrike, have moderate potential for foraging in the project area. Each of these species has potential to inhabit or forage in desert scrub habitat or over agricultural lands.

Bendire's thrasher has a mottled breast with a shorter and less curved bill than most thrasher species. It nests in open desert shrublands and woodlands, which occur throughout the Mojave Desert in California, much of Arizona, southern Utah, New Mexico, and mainland Mexico.

LeConte's thrasher is the palest of the thrasher species, with grayish-brown underparts, darker tail, and tawny undertail coverts. The bill and eye are dark. This bird runs with surprising speed, with tail straight up, across open desert or along sandy washes. It is uncommon over most of its range. It occurs throughout the Mojave and Colorado Deserts, southwestern Central Valley and Owens Valley, to Nevada, Utah, and Arizona. LeConte's thrasher can be found in open shrubland, often in sandy or alkaline flats.

These two thrasher species could find potentially suitable habitat with the small area of native allscale scrub on the eastern side of Monroe Street. The habitat is surrounded by development on one to three sides and would only be impacted approximately 26 feet or less into the habitat. As discussed earlier, the habitat closest to the road and housing units is more disturbed and the habitat improves with distance from the road and areas of development. Despite these minimum impacts and low potential of occupation due to proximity to development, the scrub habitat could be utilized. The species' were not observed during field surveys, although they are active year round. The probability that these species occur onsite is low-moderate, based upon presence of a small amount of potential habitat within and adjacent to the project site.

The **black-tailed gnatcatcher** is a tiny gnatcatcher with gray above and whitish coloring below, having a long black tail with white corners. Males have a black crown in the summer. This bird uses desert shrublands, generally thickets of mesquite, palo verde, or acacia. Occasionally, it will use open shrublands, mostly in the winter. The species occurs from California deserts, through south Texas, Baja California, and arid parts of mainland Mexico. The activity season is year-round. Suitable shrubland habitat does occur onsite, although no mesquite, palo verde, or acacia occur. This species can utilize moderately disturbed suitable habitat. The species was **observed** during field surveys in a littleleaf palo verde.

Mammals: Two (2) Sensitive species, western yellow bat and hoary bat, were determined to have moderate potential to occur within the impact area or in the immediate project vicinity and five (5) species were determined to have moderate potential for foraging on the project site; pallid bat, Townsend's big-eared bat, western mastiff bat, California leaf-nosed bat, and the pocketed free-tailed bat.

Although it was determined that habitat for woodrat middens is present adjacent to the impact area at the bases of mature tamarisk trees, the project area is heavily disturbed and none of these Sensitive small mammal species are recorded within either the Valerie or Martinez Mountain quadrangles, with one exception. The pallid San Diego pocket mouse has one recorded location

on the Martinez Mountain quadrangle from 1970. The location is from an elevation of 4,000 feet. It is considered unlikely that the sensitive pocket mouse and woodrat species would occur on or adjacent to the project site.

The **pallid bat** is a medium sized bat with buff or sand colored fur and large ears. The species roosts in cliff faces and rock outcrops, but can also occasionally be found in man-made structures or trees. Roosting and foraging locations are commonly in dry open shrubland habitat, typically near water and below 6,000 feet in elevation. The pallid bat consumes a wide variety of insects, including crickets, scorpions, centipedes, beetles, grasshoppers, cicadas, and praying mantis amongst others, but can occasionally consume small vertebrates, as this species forages by crawling on the ground in search of prey. Because of this unique foraging technique this species of bat is more susceptible to ground predators.

This species occurs in much of California, excepting the high mountains. The pallid bat will break into smaller groups to hibernate in winter. No suitable roosting habitat was observed within or adjacent to the project area (with the exception of manmade structures) and there is no water present near the site. Roosting is unlikely onsite. Suitable foraging habitat occurs adjacent to the project site.

Townsend's big-eared bat is a medium sized bat, light brown in color with very long ears, and prominent bilateral nose lumps. It is located in a wide variety of habitats throughout California and western North America, as long as day roost sites (caves, tunnels, and mines) are present. Colonies can range from a few dozen to several hundred individuals. They feed primarily on moths, but can eat beetles and flies to a lesser extent. This bat typically forages on the perimeter of various habitats where they run along streams adjacent to a variety of woodland habitats. Townsend's big-eared bats hibernate all winter in caves and mines where the temperature is generally above freezing but below 54 degrees Fahrenheit. This species is very sensitive to disturbance by humans and has been documented to abandon roost sites after human visitation. No suitable roosting habitat was observed and it is likely with the amount of development that roost sites are not in close proximity to the project area. Suitable foraging habitat occurs adjacent to the project site.

The **western mastiff** bat is a large bat with truncate ears, has short and dull gray or dark brown fur. With rare exceptions, the California mastiff bat is located in lowland areas, central and southern California, southern Arizona, New Mexico, southwest Texas, and northern Mexico. Roosting occurs in deep rock crevices, with foraging over wide areas. The activity season is year-round. Suitable roosting habitat for this species was not observed onsite, and is unlikely to occur as the project is a linear disturbed project area with little to no potential rock crevices. The probability that roosts occur is Low-none. The species was not observed during field surveys. The possibility for onsite foraging is moderate.

The **hoary bat** has short broad wings and huge ears (Tuttle 1998). The hoary bat can be found in any area of California, but is patchy in the southeastern deserts. It breeds along the coast and in southern California and roosts in dense foliage of medium to large trees. It prefers open habitats with access to trees for cover and open areas or habitat edges for feeding. Hoary bats have been documented roosting in tamarisks, china berry and fruit trees. Hoary bats occupy habitats from 0 – 4,125 meters in elevation. The hoary bat primarily eats moths, although other

insects are eaten as well. Suitable roosting habitat for this species is potentially present in the tamarisk trees. Roosting could potentially occur within the onsite tamarisks. The species was not observed during field surveys. The possibility for onsite foraging is moderate.

The **western yellow bat** is medium size with a short rostrum and short rounded ears. It is distinguished from other California bats by the combination of yellow coloration, size, and short ears (Pierson and Rainey 1998). This species roosts in palm trees, hanging from the underside of the leaves. It is found in desert regions of southwest North America. These bats have year long activity, and although some may be migratory, others appear to be present year round. The species was not observed during field surveys. Suitable roosting habitat is present. The possibility for this species to occur onsite is moderate.

The **California leaf-nosed bat** is a light chocolate colored bat with large ears has a leaf-like appendage at the tip of the snout. It is located in the desert shrublands and arid lowlands of Western San Diego County, to Western Arizona, Baja California, and Sonora, Mexico. Roosting occurs in mineshafts and there is a tendency to forage over open shrublands. The activity season is year-round. The species was not observed during field surveys. Suitable roosting habitat was not observed onsite, and the probability that roosts occur is low-none. The possibility for onsite foraging is moderate.

The **pocketed free-tailed bat** is a medium-sized bat that is dark brown or gray in color. It is located in the deserts and arid lowlands of eastern Riverside and San Diego Counties, throughout the southwestern United States, Baja California, and mainland Mexico. Roosting occurs mainly in crevices of high cliffs. The activity season is year-round. Suitable roosting habitat does not occur onsite, and the probability that roosts occur is none. The species was not observed during field surveys. The possibility for onsite foraging is moderate.

5.2.2.3) Migratory Birds

The Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711) makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle. Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or the loss of habitat upon which the birds depend could be considered “take” and constitute a violation of the MBTA. Currently, the USFWS identifies 836 species of migratory birds. This includes both common, sensitive, and listed species. All of the species listed Threatened, Endangered, Proposed, Candidate, or Sensitive are included in this category (USFWS 2009).

The MBTA was supplemented by an Executive Order in 2001 that requires federal agencies to develop mitigation criteria that minimize unintentional take of migratory birds, integrate bird conservation principles, measures, and practices into agency activities, and ensure that environmental analyses required by the NEPA are conducted.

No woodland habitats are present on site, however there are a few large tamarisk, fan palm and other isolated trees present in or adjacent to the project impact area. Although these are not typical, a few raptor species could utilize these trees for nesting. Small migratory birds that nest

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

in desert scrub or ornamental species could utilize the allscale and ornamental habitats, although the native habitat is disturbed and all communities are in close proximity to an active roadway and inhabited housing units. Nesting is possible, but probability is low. No nesting birds were observed during the site visit.

6.0) ANALYSIS OF POTENTIAL EFFECTS

6.1) General Impacts to Plant and Wildlife Species

This section includes general types of impacts that may result from this project for all wildlife and plants that are present in the project area. During implementation, the project will have some short-term negative effects on wildlife and botanical species. Long-term effects to area plants and wildlife result mainly from permanent removal of habitat. Direct impacts would be similar to current levels. After construction indirect impacts would be similar to current levels.

- **Direct Effects:**

Habitat Impacts: Removal of 0.84 acre of allscale series habitat within the project area will result in permanent habitat loss for species dependent on desert scrub habitat within the area. This includes the reduction in the availability of nest sites for shrub-nesting birds and mammals and foraging sites for those species that forage over shrublands. However, the project will impact a small area of habitat located within an area developed on three sides, but within close proximity, just north, of a region with extensive healthy stands of desert scrub and other habitats. To the south of the earthen berm that abuts the southern limits of this project area is the Santa Rosa and San Jacinto Conservation Area, which includes the Santa Rosa and San Jacinto Mountains National Monument. Given the abundance of habitat in adjacent areas, the minor impact to habitat adjacent to existing heavy disturbance are not expected to be significant.

Direct Losses of Wildlife: Some direct loss of wildlife may occur during construction. The activity and presence of humans in the area and on the worksite will likely discourage wildlife from the site during working hours, but they could take refuge around the equipment in off hours. Wildlife species could be injured or killed by construction vehicles or passenger vehicles when crossing roadways. A few small mammal burrows were observed in the impact area during the general transect survey and suitable habitat for woodrat middens is present at the base of mature tamarisk trees.

Design Criteria (identified by their corresponding number in Section 1.3) included in the project that will reduce wildlife impacts include: (DC1) a preconstruction examination of the site for nesting birds, (DC2) fencing that portion of the project adjacent to native habitats will prevent unplanned impacts and impacts within less disturbed habitats, (DC5) all refuse will be placed in covered containers and removed daily, this will prevent wildlife attracted to food refuse from gravitating toward roads and being hit by vehicles or predatory wildlife such as crows being attracted to the site and increasing their typical preying on local wildlife. With these Design Criteria implemented it is likely that wildlife impacts will be minimized or avoided and that impacts would be similar to current levels associated with roadways and/or may include a slight incremental increase above the existing condition.

Breeding Birds and Other Wildlife: Construction could result in abandonment of active nests/dens and the losses of existing eggs and offspring. Nests on the ground or in trees/bushes within the 0.84 acre of disturbed habitat could be destroyed. Nests within other isolated trees and yards of houses may also be disturbed. Nests are not expected in

the roadways.

Design Criteria are incorporated to reduce impacts to nesting and breeding species. Design Criteria (DC1) a preconstruction examination of the site for nesting birds, (DC2) - fencing that portion of the project adjacent to native habitats will prevent unplanned impacts and impacts within less disturbed habitats. Construction staging area and equipment yard will not be located within native habitat.

- **Indirect Effects:**

Habitat Impacts: Although the roads and housing units already exists, enhancing water availability and sewage disposal onsite might encourage additional site development and thus create more permanent habitat impacts in the area. Temporary fencing along the work area will be erected to delineate the limits of impacts. The fencing could cause a temporary barrier and habitat fragmentation for wildlife, but will be removed after construction. Because the roads already exists, there is agricultural development on the western side of Monroe Street and to the north of the native habitat onsite, a church and housing units are already present, and the fact that no permanent barriers will be constructed to prevent crossing, no additional habitat fragmentation is expected, nor is it expected to increasingly isolate populations or disrupt movement.

Noise and Vibration Disturbance: Use of heavy equipment (dozers, loaders, trucks, etc.) and presence of crews will result in higher than usual noise levels and vibrations, which will likely displace wildlife that regularly occupy the area. Wildlife responses to noise depend largely on the type, volume, and duration of the noise and species of animal. Physiological responses range from mild, such as an increase in heart rate, to more damaging effects on metabolism and hormone balance. Behavioral responses can vary from head-raising and body-shifting to panicked body movements and escape (National Park Service 1994). These responses have the potential to cause injury, energy loss (from movement away from noise source), decrease in food intake, habitat avoidance and abandonment, and reproductive losses (National Park Service 1994).

Long-term exposure to noise can damage their hearing (upon which many wildlife species rely to avoid predators, obtain food, and communicate), cause an increase in stress hormones, altered behavior, interfere with communication during breeding, and reduction in food supply (Forman and Alexander 1998).

Disturbance from construction activities and long-term maintenance, such as noise, human presence, and vibrations could result in temporary altered behavior of wildlife in the immediate project area. Although the species may alter behavior during the short-term period of construction and periodic maintenance, the presence of additional habitat immediately to the east and farther to the south and southwest in the project vicinity can provide sufficient foraging, nesting, and small mammal denning habitat to ensure that indirect impacts to wildlife would be temporary and minimal. In addition, the increase in noise impacts is expected to be temporary, with long-term impacts similar to current levels.

Fugitive Dust and Emissions: Use of heavy equipment (dozers, skidders, trucks, etc.) will result in higher than usual fugitive dust and emission levels during construction, which can

affect the health of local wildlife and plants. Dust particles settling directly on vegetation can affect plants by physically shading, therefore reducing photosynthesis, blocking leaf stomata, and/or uptake into leaf tissues (Farmer 2002). These impacts can most notably reduce vegetation growth rates. Fugitive dust rates could increase during construction, but would be essentially the same as the existing conditions following the work. Design Criteria for reducing BMPs, (DC 4) including watering exposed soils, covering truck loads and stockpiles, and limiting truck speeds, etc., are incorporated to minimize indirect impacts to the extent possible.

Breeding Birds and Other Wildlife: Disturbances may result in abandonment of areas and disruption of courtship behaviors resulting in failure to reproduce. The project impact area and adjacent areas are overwhelmingly disturbed, developed, or supporting ornamental species. Nesting birds are unlikely to occur within the impact area. Impacts to nesting migratory birds are restricted by the Migratory Bird Treaty Act. Design Criteria (1) a preconstruction review for nesting birds no more than 30 days before impacts for any disturbance between January 1 and July 1, will prevent indirect impacts to nesting migratory birds.

Spread or Establishment of Non-Native Invasive Species: Ground-disturbance can aid the establishment and spread of non-native weed species. These species compete with native plant species, including special status species, for available water and nutrients. Non-native plants can reduce native plant potential for seeding and non-native plants can significantly alter wildlife habitat. Non-native species also provide significant fuel for wildfires, which is a major management concern in southern California. Non-native species on the CVMSHCP Invasive list that occur within the project area include, Russian Thistle (*Salsola tragus*), date palm (*Phoenix dactylifera*), Mexican fan palm (*Washingtonia robusta*), and Tamarisk (*Tamarix spp.*) Non-native grasses onsite include yellow bristlegrass (*Setaria pumila*) and London rocket (*Sisymbrium irio*).

The Design Criteria, which include the CVMSHCP “Land Use Adjacency Guidelines,” incorporate the exclusion of invasive species. This is essential to limiting the spread of noxious and invasive species into currently unoccupied areas, particularly the adjacent Santa Rosa and San Jacinto Mountain Conservation Area. The proposed action includes several measures (Design Criteria 2, 6, 7, and 13) to reduce likelihood of spread and establishment of non-native species. Limiting soil disturbance from equipment use to the smallest area, washing of equipment prior to arriving onsite, limiting staging of equipment to areas not occupied by noxious weeds, and preventing the CVMSHCP Prohibited Invasive Ornamental Plants (Table 6, Appendix A) from being included in any landscaping design should all help reduce the spread of non-native species throughout the project area.

6.2) Jurisdictional Drainage/Hydrology

Two (2) mapped intermittent blue-line streams cross the road. Both appear to be subsurface drainages. No drainage, wetland, riparian habitat, or other jurisdictional area was observed during field surveys.

- ***Direct/Indirect Impacts:*** Based upon lack of jurisdictional drainages or wetlands, no

impacts are expected as a result of this project.

6.3) Threatened, Endangered, Proposed, and Candidate Species

6.3.1) Botanical Resources

No occurrences of listed Threatened or Endangered plants are known within the project area or were observed during the survey. The site was evaluated for potential presence or absence of suitable habitat to support these botanical resources; however, no suitable habitat was identified.

- **Direct/Indirect Impacts:** Based upon lack of habitat, no designated or proposed critical habitat in the area and no documented occurrences of the species, no impacts are expected to these species as a result of this project.

6.3.2) Wildlife Resources

One listed Threatened or Endangered wildlife species, the Coachella Valley fringe-toed lizard, has been documented within the project area. The site was evaluated for potential presence or absence of suitable habitat to support this and other listed wildlife resources; however, no suitable habitat was identified.

- **Direct/Indirect Impacts:** Based upon lack of habitat, no designated or proposed critical habitat in the area and no documented occurrences of all but the Coachella Valley fringe-toed lizard, no impacts are expected to these species as a result of this project.

Regarding the Coachella Valley fringe-toed lizard, although an observation was documented in the NDDDB, the observation was nonspecific and anonymous from an unidentified report including data from multiple biologists in a collection of data from 1969-1975. The record includes an entire section, but no specific location. No habitat suitable for the species currently occurs on or adjacent to the impact area and no critical habitat occurs in the project area. No direct or indirect impacts are expected to the Coachella Valley fringe-toed lizard.

6.4) Sensitive Species

6.4.1) Botanical Resources

None of the Sensitive botanical species that occur or could occur in the greater project vicinity have suitable or potentially suitable habitat on the project site. No occurrences of these plants are documented within or adjacent to the project impact area. Disturbed allscale habitat is the only native habitat onsite. No riparian, wetland, marsh, windblown, or dune sands occur onsite.

- **Direct/Indirect Impacts:** Based upon lack of habitat and/or the location being outside of the range of the species and a lack of documented occurrences of the species, no impacts are expected to these species as a result of this project.

6.4.2) Wildlife Resources

The allscale habitat that occurs on and adjacent to the east to the project area is marginal and could support the species outlined below. The proposed project impact area only supports 0.84 acre of the allscale habitat. The remainder of the project impact area is existing compacted roadways or developed areas that do not support vegetation or developed areas supporting ornamental species.

Due to the number of Sensitive wildlife species that have potential habitat on or immediately adjacent to the proposed project area, the species were discussed individually, but because they all are similar species occurring in similar habitat (allscale or similar scrub communities) they were analyzed for impacts in groups based upon type of species.

Sixteen (16) other Sensitive species may be impacted by the proposed project: black-tailed gnatcatcher, Bendire's thrasher, LeConte's thrasher, ferruginous hawk (foraging), northern harrier (foraging), merlin (foraging), prairie falcon (foraging), loggerhead shrike (foraging), western yellow bat, Townsend's big-eared bat (foraging), California leaf-nosed bat (foraging), pallid bat (foraging), western mastiff bat (foraging), hoary bat, and the pocketed free-tailed bat (foraging).

- **Direct Effects:** Only one of the Sensitive species listed above, the black-tailed gnatcatcher, was observed during the 2012 general survey of the proposed project area. Each of the others has the potential to occur in habitat on or adjacent to the site. Since the roads and developed areas around houses and the church are currently graded and will require minimal additional earthmoving and isolated vegetation removal within what is already a disturbed area, direct impacts should be limited.

If these species do occur in the project area it is possible for some direct impacts to individuals to occur during construction. Foraging species would be least likely to be impacted. Foraging birds would likely be discouraged by the daytime noise, activity, and presence of humans on the worksite. Foraging bat species would not be present during work hours.

For the three (3) bird species that could use the habitats onsite for more than just foraging, noise will likely discourage wildlife from the site during working hours, but they may take refuge around the equipment in off hours. These species, if present, could be injured or killed by construction vehicles or passenger vehicles when vehicles are first started/moved.

Most of the bat species are not expected to be directly impacted, although the western yellow bat, could roost in the palm trees and the hoary bat, could roost in tamarisk within the impact area could be impacted, if present, by the removal of these trees. Based on the habitat descriptions of typical roosting habitat for the remaining bat species, suitable caves, mines, tunnels, cliffs, or rock crops were not observed within the project impact area or the immediate vicinity. It is possible though that potential roosting habitat occurs in the project vicinity. The possibility cannot be completely eliminated that these species might be hit by a passing vehicle; however, the wide territories of these species, vast open habitat in this area, no observed roosting habitat in the impact area, and the nocturnal habits of these species reduce the potential.

None of the sensitive reptile or small mammal species were determined to have a moderate potential of occurrence onsite, therefore they would not likely be impacted by construction activities. If these species were to occur, during construction the noise, activity, and presence of humans on the worksite would likely discourage mammals from the site during working hours, but both reptiles and mammals may take refuge around the equipment in off hours.

After completion of construction, impacts are not expected to increase over current levels.

Design Criteria included in the project that will reduce wildlife impacts include: (DC1) a preconstruction examination of the site for nesting birds, (DC2) fencing that portion of the project adjacent to native habitats will prevent unplanned impacts and impacts within less disturbed habitats, (DC5) all refuse will be placed in covered containers and removed daily, this will prevent wildlife attracted to food refuse from gravitating toward the road and being hit by vehicles or predatory wildlife such as crows being attracted to the site and increasing their typical preying upon local wildlife. With these Design Criteria implemented it is likely that wildlife impacts will be similar to current levels associated with the roadways, houses, and church.

- **Indirect Effects:** Habitat fragmentation will consist of the loss of up to 0.84 acre of marginal allscale habitat. No development of movement barriers above what currently exists would occur under the proposed project and wildlife movement across roadways would not be restricted. The proposed project area is within the existing roadways, housing, and church developed area.

With the vast range of foraging bird and bat species and the fact that bat species are nocturnal, no increase in indirect impacts to bat species, including noise, emissions, human presence, and vibrations, are expected during construction. Indirect impacts to foraging birds may include avoidance or abandonment of the area over the short-term. Those species that may use the project area for foraging will still have access to large expanses of relatively undisturbed habitat in the project area. Foraging habitat will not be reduced by implementation of the proposed project.

Avian and roosting bat species may experience indirect impacts from pipeline construction. Increases in noise, chemical emissions, and vibration impacts could result in avoidance or abandonment of the area over the short-term.

Although species may alter behavior, with the Design Criteria, the short-term period of construction, periodic maintenance, and presence of substantial quality habitat nearby, the project vicinity can provide sufficient foraging and nesting habitat, thus indirect impacts to wildlife would be temporary and minimal.

Noise and emission levels should be similar to current levels after construction, but periodic maintenance will occur.

6.5) Migratory Birds

Migratory birds include both common, sensitive, and listed species. Nesting birds can utilize the allscale habitats on and/or adjacent to the project site. The habitat is marginal based on the edge effect of the existing roadways and development. A few large tamarisk, fan palm and other isolated trees present in or adjacent to the project impact area could be utilized by raptors for nesting, although the probability is low. Impacts to migratory birds (other than those species specifically addressed elsewhere in this document) under this rule are limited to nesting.

- **Direct Effects (to nesting):** Approximately 0.84 acre of allscale habitat will be permanently impacted by construction. There would be no significant effect on quantity and/or habitat condition. Isolated trees may be impacted.
- **Indirect Effects (to nesting):** Human presence, noise, chemical emissions, and vibration impacts could result from water and sewer line installation. Increases during construction would be temporary and due to the linear nature of the project would be continually progressing along the project area, which would limit the time any one area would be exposed.

Noise and emission levels should be similar to current levels after construction, but periodic maintenance will occur. With Design Criteria (1) a preconstruction review for nesting birds no more than 30 days before impacts for any disturbance between January 1 and July 1 will prevent indirect impacts to nesting migratory birds.

7.0) CUMULATIVE IMPACTS

Projects and development considered when determining cumulative impacts were within the Torres Martinez Reservation and roadway projects within the Coachella Valley as outlined in the Riverside County General Plan (RCGP) and CVMSHCP.

7.1) Development Considered for Cumulative Impacts

7.1.1) Riverside County General Plan and Coachella Valley Multiple Species Habitat Conservation Plan

The Coachella Valley MSHCP considered future road projects within the Coachella Valley and in adjacent foothills and mountains. In development of the CVMSHCP an effort was made to consider all projects planned, expected, or probable within the Coachella Valley. Projects outside of the Conservation Areas and a certain designated acreage of impacts within each Conservation Area were planned and offset by the conservation of substantial tracts of open habitat and habitat corridors, determined to be of the best quality and widest variety.

The project area falls within the Vista Santa Rosa Community within the Eastern Coachella Valley Area Plan (ECV) (2008). The ECV Area Plan area (453,578 acres) provides for 346,115 acres of open space, 4,772 acres of rural desert development (Vista Santa Rosa is 5 acres required for residential use), 14,501 acres of Indian land, and a build-out population of 115,575. The plan is designed to maintain predominantly rural, agricultural, and open space character of the area and focus growth adjacent to where it currently exists.

Conservation of habitat and species within the Coachella Valley is outlined in the CVMSHCP and it is tied directly to the RCGP so that conservation areas can be coordinated within the County for the greatest environmental benefit and prevent loss and degradation of habitat. The CVMSHCP identifies a total of 890 acres of desert saltbush scrub habitat, which includes the allscale series identified in the Manual for California Vegetation (Sawyer and Keeler-Wolfe 1995) within the MSHCP area, of which 90% (801 acres) are proposed for conservation.

As this project area is outside of the designated Conservation Area, projects in the area may require minimization measures and possibly a review by CVAG, but will not likely require separate consultation with state or federal agencies.

7.1.2) Omnibus Public Lands Management Act of 2009

The OPLMA adds approximately 43,572 acres to designated wilderness areas within Riverside County. These areas are all in the San Jacinto Mountain area, South Fork San Jacinto Wilderness, Cahuilla Mountain Wilderness, Beauty Mountain Wilderness and Santa Rosa Wilderness, and the Santa Rosa – San Jacinto National Monument Expansion area. Creation of these wilderness areas adds to the extensive natural open space and a variety of wildlife habitats will be preserved in the project vicinity. The Southeast area Monument Expansion is approximately 0.75 mile south and southwest of the project site and supports some similar habitat along the alluvial wash to the Coachella Canal. This area was considered and identified within the CVMSHCP as well.

7.1.3) Reservation Lands

The Torres Martinez Reservation comprises approximately 24,800 acres, with approximately 10,240 acres located in the Salton Sea. Reservation land is checkerboarded with private agricultural land. There are approximately 838 Tribal members currently enrolled in the Torres Martinez Band of Desert Cahuilla Indians, 135 of whom live on the reservation. This section of road provides access to a group of 33 Tribal homes with an estimated residential population of 132. The road also provides access to a popular church that serves the area. The church has a congregation of approximately 100 persons, but up to an estimated 300 persons use the recreational and church buildings. Future development currently planned involves the replacement of existing manufactured homes with stick-built construction. New homes are not currently planned and the Reservation population is not expected to increase substantially. Also planned is the repaving and improvement of Monroe Street from 64th Avenue to 62nd Avenue.

The Tribe has approved a master plan for the Body of Christ Church, which includes construction of new classrooms, a prayer center, a utility/meeting building, caretaker unit, and a few additional housing units. Impacts associated with the development would likely include removal of allscale scrub habitat and disturbed or developed areas, although the exact impacts were not known before publication of this report.

7.1.4) Water and Sewer Line Maintenance

The County of Riverside will be responsible for maintenance of the water and sewer lines that fall along Monroe Street and 64th Avenue. The Tribe will be responsible for maintenance of all pipelines that fall within Tribal lands. Maintenance activities will be conducted in accordance with the Operations and Maintenance requirements of the CVMSHCP.

7.2) Cumulative Impacts To Resources

7.2.1) General Vegetation

The project area encompasses roads (devoid of vegetation), and housing units, and a church bordered by disturbed and unvegetated right-of-way, developed areas, developed ornamental habitats, as well as allscale series habitat. Impacts consist of approximately 5.26 acres of unvegetated, dirt road, ornamental, or developed land and 0.84 acre of allscale.

- **Cumulative Effects:** The proposed project would result in an additional decrease of as much as 0.84 acres of allscale habitat within the area and will add to habitat fragmentation. Other projects and general development in the vicinity of the proposed project were considered as detailed above. The Coachella Valley MSHCP allows for a total of approximately 89 acres of desert saltbush scrub as a result of development within the Coachella Valley.

Although typically improved water and sewer facilities invite additional development, the infrastructure is mainly associated with the Torres Martinez Indian Reservation. The reservation is not expected to be utilized regularly by non-tribal members, other than those already considered that may come to the church and community center for events.

Long-term maintenance of the water and sewer lines will be consistent with the Operations and Maintenance requirements of the CVMSHCP. Additional cumulative impacts to vegetation are not expected.

Private development in the project area is limited by natural and infrastructure constraints and is controlled by the Riverside General Plan. Private development in the Vista Santa Rosa community would be restricted to primarily Rural Desert Development.

Development on the Torres Martinez Indian Reservation may impact habitat in the future. The Reservation appears to support a combination of agricultural, aquatic, developed, and desert scrub habitats (i.e., allscale, desert saltbush scrub, desert alkali sink, tamarisk scrub, etc.) L&L determined, from aerial and ground photographs of the area, that the Church Master Plan will most likely impact allscale/desert scrub habitat and developed or disturbed areas.

Impacts to habitat are likely in the future. However, the creation and implementation of the CVMSHCP, addition of 43,572 acres of designated wilderness, and proximity to National Forest lands (all of which will include protecting desert scrub and allscale habitats, among others) will ensure that extensive natural open space is maintained in the project vicinity and that development is limited with impacts minimized.

7.2.2) Threatened, Endangered, Proposed, and Candidate Species

Botanical Resources

- **Cumulative Impacts:** As there are no direct or indirect impacts to TEPC botanical species (designated or proposed critical habitat or suitable habitat), implementation of this project would not add to any area cumulative effects.

Wildlife Resources

- **Cumulative Impacts:** As there are no direct or indirect impacts to TEPC wildlife species (designated or proposed critical habitat or suitable habitat), implementation of this project would not add to any area cumulative effects.

7.2.3) Sensitive Species

Botanical Resources

- **Cumulative Impacts:** As there are no direct or indirect impacts to TEPC botanical species (designated or proposed critical habitat or suitable habitat), implementation of this project would not add to any area cumulative effects.

Wildlife Resources

Sixteen (16) Sensitive wildlife species may be impacted by the proposed project: black-tailed gnatcatcher, Bendire's thrasher, LeConte's thrasher, ferruginous hawk (foraging), northern harrier (foraging), merlin (foraging), prairie falcon (foraging), loggerhead shrike (foraging),

western yellow bat, Townsend's big-eared bat (foraging), California leaf-nosed bat (foraging), pallid bat (foraging), western mastiff bat (foraging), hoary bat, and the pocketed free-tailed bat (foraging).

- **Cumulative Effects:** Development in the vicinity of the proposed project was considered as detailed above (Section 7.1). Cumulative habitat loss in the area (detailed in Section 7.2.1) will affect Sensitive species, as loss and degradation of habitat affect the distribution and abundance of the species and can indirectly affect survival of remaining populations through fragmentation and isolation into small populations.

Long-term maintenance of the water and sewer lines will be consistent with the Operations and Maintenance requirements of the CVMSHCP. Additional cumulative impacts to sensitive wildlife are not expected.

Private development in the project area is limited by natural and infrastructure constraints and is controlled by the Riverside General Plan. Private development in the project area would be restricted to primarily Rural Desert Development. Private developments may increase cumulative impacts to sensitive species. These impacts were already considered and evaluated in the CVMSHCP.

Development on the Torres Martinez Indian Reservation may impact sensitive species in the future. The Reservation appears to support a combination of agricultural, aquatic, developed, and desert scrub habitats (i.e., allscale, desert saltbush scrub, desert alkali sink, tamarisk scrub, etc.) L&L determined, from aerial and ground photographs of the area, that the Church Master Plan will most likely impact allscale/desert scrub habitat and developed or disturbed areas. Reservation developments will increase impacts to native habitats, which may also add to cumulative impacts to sensitive species.

Impacts to habitat are likely in the future. However, the creation and implementation of the CVMSHCP, addition of 43,572 acres of designated wilderness, and proximity to National Forest lands (all of which will include protecting desert scrub and allscale habitats, among others) will ensure that extensive natural open space is maintained in the project vicinity and that development is limited with impacts minimized.

Although there is some potential for Sensitive species to be impacted by the proposed project and isolated impacts cannot be ruled out, no additional measurable cumulative impacts to these species are expected.

7.2.4) Migratory Birds

- **Cumulative Effects:** With the mitigation measures incorporated, the proposed project is not expected to add to the cumulative effects to nesting migratory birds. Because nesting migratory birds could be impacted by maintenance vehicles and activities, maintenance should not be conducted in the nesting season. This would minimize cumulative impacts to breeding migratory bird species.

8.0) DETERMINATIONS OF EFFECTS

8.1) Threatened, Endangered, Proposed, and Candidate Species

- **Determination:** The Torres Martinez Indian Reservation Water and Sewer Line Improvement Project would have **No Effect** on endangered or threatened botanical and wildlife species or on designated critical habitat.

Rationale for Determination:

- There would be no project activity in suitable habitat.
- The species have not been documented to occur in the project area.
- No critical habitat occurs within the project area.

8.2) Sensitive Species

8.2.1) Botanical Resources

- **Determination:** The Torres Martinez Indian Reservation Water and Sewer Line Improvement Project would have **No Effect** on sensitive botanical species.

Rationale for Determination:

- There would be no project activity in suitable habitat.
- The species have not been documented to occur in the project area.

8.2.2) Wildlife Resources

- **Determination:** The Torres Martinez Indian Reservation Water and Sewer Line Improvement Project **May Impact Individuals, But Is Not Likely to Adversely Affect, and Is Not Likely To Cause A Trend To Federal Listing Or Loss Of Viability** in the planning area for the following species:

black-tailed gnatcatcher, Bendire's thrasher, LeConte's thrasher, ferruginous hawk (foraging), northern harrier (foraging), merlin (foraging), prairie falcon (foraging), loggerhead shrike (foraging), western yellow bat, Townsend's big-eared bat (foraging), California leaf-nosed bat (foraging), pallid bat (foraging), western mastiff bat (foraging), hoary bat, or pocketed free-tailed bat (foraging).

- There would be direct reduction of 0.84 acres of allscale habitat.
- Because the project could result in injury or mortality of undetected individuals, it is uncertain whether there would be impacts to individuals.
- Design Criteria would lessen potential impacts to individuals.

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Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

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APPENDIX A

Table 3: Plants observed during May 2012 survey.

<u>LATIN NAME</u>	<u>COMMON NAME</u>
PINACEAE <i>Pinus sp.*</i>	PINE FAMILY Pine (ornamental)
AMARANTHACEAE <i>Amaranthus albus*</i>	AMARANTH FAMILY Tumbleweed
APOCYNACEAE <i>Nerium oleander*</i>	DOGBANE FAMILY Oleander (ornamental)
ASTERACEAE <i>Ambrosia [Hymenoclea] salsola</i> <i>Conyza sp.</i> <i>Helianthus annuus</i> <i>Lactuca serriola*</i> <i>Palafoxia arida var. arida</i> <i>Pseudognaphalium leuteoalbum*</i> <i>Sonchus oleraceus*</i>	SUNFLOWER FAMILY Cheeseweed Horseweed Annual Sunflower Prickly Lettuce Spanish Needle Weedy Cudweed Common Sowthistle
BIGNONIACEAE <i>Jacaranda mimosifolia*</i> <i>Tecoma stans*</i>	BIGNONIA FAMILY Jacaranda (ornamental) Yellow Bells (ornamental)
BORAGINACEAE <i>Cryptantha sp.</i> <i>Heliotropium curassavicum v. oculatum</i> <i>Tiquilia plicata</i>	BORAG FAMILY Cryptantha Alkali Heliotrope Fan-leaf Crinkle-mat
BRASSICACEAE <i>Brassica tournefortii*</i> <i>Sisymbrium irio*</i>	MUSTARD FAMILY Sahara Mustard London Rocket
CACTACEAE <i>Opuntia phaeacantha</i>	CACTUS FAMILY Brown-spined Prickly Pear
CHENOPODACEAE <i>Atriplex polycarpa</i> <i>Chenopodium sp.*</i> <i>Salsola tragus*</i> <i>Suaeda moquinii [S. torreyana]</i>	GOOSEFOOT FAMILY Allscale Pigweed Russian Thistle Bush Seepweed
EUPHORBIACEAE <i>Chamaesyce maculata*</i> <i>Chamaesyce polycarpa*</i> <i>Euphorbia sp.*</i>	SPURGE FAMILY Spotted Spurge Smallseed sandmat Spurge (ornamental)

LATIN NAME

COMMON NAME

FABACEAE

Acacia sp.*
*Caesalpinia pulcherrima**
Dalea mollissima
Parkinsonia florida
Parkinsonia microphylla
Prosopis sp.*
Psoralea argyrea

LEGUME FAMILY

Acacia (ornamental)
 Red Bird of Paradise (ornamental)
 Hairy Dalea
 Blue Palo Verde (ornamental)
 Little-leaved Palo Verde
 Mesquite (ornamental)
 Smoke Tree

LOASACEAE

Petalonyx thurberi ssp. *thurberi*

LOASA FAMILY

Sandpaper Plant

MALVACEAE

*Malva parviflora**

MALLOW FAMILY

Cheeseweed

MELIACEAE

*Melia azederach**

MAHOGANY FAMILY

China Berry (ornamental)

MORACEAE

Morus sp.*

MULBERRY FAMILY

Ornamental Mulberry (ornamental)

MYRTACEAE

Callistemon sp.*

MYRTLE FAMILY

Bottlebrush (ornamental)

NYCTAGINACEAE

Bougainvillea sp.*

FOUR-O'CLOCK FAMILY

Bougainvillea (ornamental)

POLYGONACEAE

*Polygonum arenastrum**

BUCKWHEAT FAMILY

Common Knotweed

SOLANACEAE

Datura wrightii

NIGHTSHADE FAMILY

Jimsonweed

TAMARICACEAE

*Tamarix aphylla**

Tamarix sp.*

TAMARISK FAMILY

Athel, Tamarisk (ornamental)

Salt Cedar

VERBENACEAE

*Lantana montevidensis**

VERVAIN FAMILY

Trailing Lantana (ornamental)

ZYGOPHYLLACEAE

Larrea tridentata

CALTROP FAMILY

Creosote Bush

AGAVACEAE

*Agave americana**

Yucca sp.*

AGAVE FAMILY

Century Plant (ornamental)

Yucca (ornamental)

ARECACEAE

*Phoenix dactylifera**

Washingtonia sp.*

PALM FAMILY

Date Palm (ornamental/commercial)

Fan Palm (ornamental)

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

LATIN NAME

COMMON NAME

IRIDACEAE

Iris sp.*

IRIS FAMILY

Iris (ornamental)

POACEAE

*Cynodon dactylon**

*Hordeum murinum**

*Pennisetum setaceum***

*Polypogon monspeliensis**

Schismus sp.*

*Setaria pumila**

GRASS FAMILY

Bermuda Grass

Barley

Fountain Grass

Rabbitfoot Grass

Mediterranean Grass

Yellow Bristlegrass

SALICACEAE

Populus fremontii ssp. *fremontii**

Salix lasiolepis

pipe)

WILLOW FAMILY

Cottonwood (ornamental)

Arroyo willow (isolated to leaking

TYPHACEAE

Typha sp.

CATTAIL FAMILY

Cattail (isolated to leaking pipe)

ZYGOPHYLLACEAE

*Tribulus terrestris**

CALTROP FAMILY

Puncture Vine

*denotes non-native species

Table 4: Wildlife observed during May 2012 surveys.

<u>LATIN NAME</u>	<u>COMMON NAME</u>
REPTILES:	
TEIIDAE	WHIPTAIL LIZARD FAMILY
<i>Aspidoscelis tigris tigris</i>	Great Basin Whiptail Lizard
BIRDS:	
COLUMBIDAE	DOVE, PIGEON FAMILY
<i>Columbina inca</i>	Inca Dove
<i>Columbina passerina</i>	Common Ground-Dove
<i>Columba livia*</i>	Rock Pigeon
<i>Streptopelia decaocto*</i>	Eurasian Collared-Dove
PICIDAE	WOODPECKER FAMILY
<i>Picoides scalaris</i>	Ladder-backed Woodpecker
TYRANNIDAE	TYRANT FLYCATCHER FAMILY
<i>Sayornis sayi</i>	Say's Phoebe
<i>Tyrannus verticalis</i>	Western Kingbird
REMIZIDAE	VERDIN FAMILY
<i>Auriparus flaviceps</i>	Verdin
TROGLODYTIDAE	WREN FAMILY
<i>Thryomanes bewickii</i>	Bewick's Wren
SYLVIIDAE	GNATCATCHER FAMILY
<i>Polioptila melaneura†</i>	Black-tailed Gnatcatcher
MIMIDAE	MIMID FAMILY
<i>Mimus polyglottos</i>	Northern Mockingbird
EMBERIZIDAE	SPARROW, TOWHEE FAMILY
<i>Pipilo aberti</i>	Abert's Towhee
ICTERIDAE	ICTERID FAMILY
<i>Quiscalus mexicanus</i>	Great-tailed Grackle
FRINGILLIDAE	FINCH FAMILY
<i>Carpodacus mexicanus</i>	House Finch
PASSERIDAE	OLD WORLD SPARROW FAMILY
<i>Passer domesticus*</i>	House Sparrow

LATIN NAME

COMMON NAME

MAMMALS:

SCIURIDAE

Spermophilus beecheyi

SQUIRREL FAMILY

California Ground Squirrel

INVERTEBRATES:

HESPERIIDAE

Hesperopsis libya

SKIPPER FAMILY

Saltbush Sootywing

LYCAENIDAE

Brephidium exile

GOSSAMER-WING FAMILY

MUSCIDAE

Musca domestica

FLY FAMILY

Common House Fly

POMPIDAE

Pepsis sp.

SPIDER WASP FAMILY

Tarantula Hawk Wasp

SPHECIDAE

Prionyx sp.

SAND WASP FAMILY

Sand Wasp

* denotes introduced species

† denotes sensitive species (CSC)

Table 5: CVMSHCP Table 4-112: Coachella Valley Native Plants Recommended for Landscaping¹.

BOTANICAL NAME	COMMON NAME
Trees	
<i>Washingtonia filifera</i>	California Fan Palm
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood Tree
<i>Prosopis glandulosa var. torreyana</i>	Honey Mesquite
Shrubs	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambrosia dumosa</i>	Burro Bush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex lentiformis</i>	Quailbush
<i>Atriplex polycarpa</i>	Cattle Spinach
<i>Baccharis sergiloides</i>	Squaw Water-weed
<i>Bebia juncea</i>	Sweet Bush
<i>Cassia (Senna) covesii</i>	Desert Senna
<i>Condalia parryi</i>	Crucillo
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dalea emoryi</i>	Dye Weed
<i>Dalea (Psorothamnus) schottii</i>	Indigo Bush
<i>Datura meteloides</i>	Jimson Weed
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra aspera</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum wrightii membranaceum</i>	Wright's Buckwheat
<i>Fagonia laevis</i>	(No Common Name)
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Haplopappus acradenioides</i>	Goldenbush
<i>Hibiscus denudatus</i>	Desert Hibiscus
<i>Hoffmannseggia microphylla</i>	Rush Pea
<i>Hymenoclea salsola</i>	Cheesebush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Isomeris arborea</i>	Bladder Pod
<i>Juniperus californica</i>	California Juniper
<i>Krameria grayi</i>	Ratany
<i>Krameria parvifolia</i>	Little-leaved Ratany
<i>Larrea tridentate</i>	Creosote Bush
<i>Lotus rigidus</i>	Desert Rock Pea
<i>Lycium andersonii</i>	Box Thorn
<i>Petalonyx linearis</i>	Long-leaved Sandpaper Plant
<i>Petalonyx thurberi</i>	Sandpaper Plant
<i>Peucephyllum schottii</i>	Pygmy Cedar
<i>Prunus fremontii</i>	Desert Apricot
<i>Rhus ovata</i>	Sugar-bush
<i>Salazaria mexicana</i>	Paper-bag Bush
<i>Salvia apiana</i>	White Sage
<i>Salvia eremostachya</i>	Santa Rosa Sage
<i>Salvia vaseyi</i>	Wand Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Globemallow (Desert Mallow)
<i>Sphaeralcea ambigua rosacea</i>	Apricot Mallow
<i>Trixis californica</i>	Trixis
<i>Zauschneria californica</i>	California Fuchsia

BOTANICAL NAME

COMMON NAME

Groundcovers

Mirabilis bigelovii

Mirabilis tenuiloba

Wishbone Bush (Four O'Clock)

White Four O'Clock (Thin-lobed)

Vines

Vitis girdiana

Desert Grape

Accent

Muhlenbergia rigens

Deer Grass

Herbaceous Perennials²

Adiantum capillus-veneris

Carex alma

Dalea parryi

Eleocharis montevidensis

Equisetum laevigatum

Juncus bufonis

Juncus effuses

Juncus macrophyllus

Juncus mexicanus

Juncus xiphioides

Notholaena parryi

Pallaea mucronata

Maiden-hair Fern (w)

Sedge (w)

Parry Dalea

Spike Rush (w)

Horsetail (w)

Toad Rush (w)

Juncus (w)

Juncus (w)

Mexican Rush (w)

Juncus (w)

Parry Cloak Fern

Bird-foot Fern

Cacti and Succulents

Agave deserti

Asclepias albicans

Asclepias subulata

Dudleya arizonica

Dudleya saxosa

Echinocereus engelmannii

Ferocactus acanthodes

Fouquieria splendens

Mamillaria dioica

Mamillaria tetrancistra

Nolina parryi

Opuntia acanthocarpa

Opuntia bigelovii

Opuntia basilaris

Opuntia echinocarpa

Opuntia ramosissima

Yucca schidigera

Yucca whipplei

Desert Agave

Desert Milkweed (Buggy-whip)

Ajamete

Live-forever

Rock Dudleya

Calico Hedgehog Cactus

Barrel Cactus

Ocotillo

Nipple Cactus

Corkseed Cactus

Parry Nolina

Stag-horn or Deer-horn Cholla

Teddy Bear or Jumping Cholla

Beavertail Cactus

Silver or Golden Cholla

Pencil Cholla, Darning Needle Cholla

Mojave Yucca, Spanish Dagger

Our Lord's Candle

¹ Source: "Coachella Valley Native Plants, Excluding Annuals (0 ft. to approximately 3,000 ft. elevation)." Compiled by Dave Heveron, Garden Collections Manager, and Kirk Anderson, Horticulturist, The Living Desert, May, 2000, for the Coachella Valley Mountains Conservancy.

² Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

Table 6: Coachella Valley MSHCP Table 4-113: Prohibited Invasive Ornamental Plants¹.

BOTANICAL NAME	COMMON NAME
<i>Acacia</i> spp. (all species except <i>A. greggii</i>)	Acacia (all except nat catclaw acacia)
<i>Arundo donax</i> (□)	Giant Reed or Arundo Grass
<i>Atriplex semibaccata</i> (□)	Australian Saltbush
<i>Avena barbata</i>	Slender Wild Oat
<i>Avena fatua</i>	Wild Oat
<i>Brassica tournefortii</i> (□□)	African or Saharan Mustard
<i>Bromus madritensis</i> ssp. <i>rubens</i> (□)	Red Brome
<i>Bromus tectorum</i> (□□)	Cheat Grass or Downy Brome
<i>Cortaderia jubata</i> [syn. <i>C. atacamensis</i>]	Jubata Grass/Andean Pampas Grass
<i>Cortaderia dioica</i> [syn. <i>C. selloana</i>]	Pampas Grass
<i>Descurainia sophia</i>	Tansy Mustard
<i>Eichhornia crassipes</i>	Water Hyacinth
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Hirschfeldia incana</i>	Mediterranean or Short-pod Mustard
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Lolium multiflorum</i> l	Italian Ryegrass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i> (□)	Tree Tobacco
<i>Oenothera berlandieri</i> (#)	Mexican Evening Primrose
<i>Olea europea</i> European	Olive Tree
<i>Parkinsonia aculeata</i> (□)	Mexican Palo Verde
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i> (□□)	Fountain Grass
<i>Phoenix canariensis</i> (#)	Canary Island Date Palm
<i>Phoenix dactylifera</i> (#)	Date Palm
<i>Ricinus communis</i> (□)	Castorbean
<i>Salsola tragus</i> (□)	Russian Thistle
<i>Schinus molle</i>	Peruvian Pepper Tree/Calif. Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Schismus arabicus</i>	Mediterranean Grass
<i>Schismus barbatus</i> (□□)	Saharan Grass, Abu Mash
<i>Stipa capensis</i> (□□)	No Common Name
<i>Tamarix</i> spp. (all species) (□□)	Tamarisk or Salt Cedar
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tribulus terrestris</i>	Puncturevine
<i>Vinca major</i>	Periwinkle
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Yucca gloriosa</i> (#)	Spanish Dagger

¹ Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego Department of Agriculture.

Key to Table 4-113:

indicates species not on CalEPPC Oct 1999 "Exotic Pest Plants of Greatest Ecological Concern in CA"

□ indicates species known to be invasive in the Plan Area

□□ indicates particularly troublesome invasive species

Table 1 and 2 Reference Guide to Species Status and Probability.

Federal designations: (Federal Endangered Species Act, US Fish and Wildlife Service):

END: Federally listed, endangered.

THR: Federally listed, threatened.

C1: Category I candidate. Sufficient data are available to support federal listing, but not listed at this time (equivalent to "candidate" (USDI Fish and Wildlife Service 1996).

Former C2: Formerly a Category 2 candidate species. Threat and/or distribution data are not sufficient to support federal listing at this time. No longer recognized by FWS.

C3a: Extinct.

C3b: Taxonomically invalid.

C3c: Too widespread and/or not threatened. No longer considered as a federal candidate for listing.

FSC: Federal Species of Concern

State designations: (California Endangered Species Act, California Dept. of Fish and Game)

END: State listed, endangered.

THR: State listed, threatened.

RARE: State listed as rare (Listed "Rare" animals have been re-designated as Threatened, but Rare plants have retained the Rare designation.)

SSC: Species of Special Concern (DFG)

WL: Watch List

CDF&G Natural Diversity Data Base Designations: Applied to special status plants and sensitive plant communities; where correct category is uncertain, CDF&G uses two categories or question marks.

S1: Fewer than 6 occurrences or fewer than 1000 individuals or less than 2000 acres.

S1.1: Very threatened

S1.2: Threatened

S1.3: No current threats known

S2: 6-20 occurrences or 1000-3000 individuals or 2000-10,000 acres (decimal suffixes same as above).

S3: 21-100 occurrences or 3000-10,000 individuals or 10,000-50,000 acres (decimal suffixes same as above).

S4: Apparently secure in California; this rank is clearly lower than S3 but factors exist to cause some concern, i.e., there is some threat or somewhat narrow habitat. No threat rank.

S5: Demonstrably secure or ineradicable in California. No threat rank.

California Native Plant Society (CNPS) designations: (Note: According to CNPS (Skinner and Pavlik 1994), plants on Lists 1B and 2 meet definitions for listing as threatened or endangered under Section 1901, Chapter 10 of the California Fish and Game Code. This interpretation is inconsistent with other definitions; see text.)

List 1A: Plants presumed extinct in California.

List 1B: Plants rare and endangered in California and throughout their range.

List 2: Plants rare, threatened or endangered in California but more common elsewhere in their range.

List 3: Plants about which we need more information; a review list.

List 4: Plants of limited distribution; a watch list.

Definitions of occurrence probability:

Occurs: Observed on the site during surveys described here, or recorded onsite by other qualified biologists.

High: Observed in similar habitat in region by qualified biologists, or often occurs in habitat similar to that on the site, and within the known range of the species.

Moderate: Reported sightings in surrounding region, or site is within the known range of the species and often occurs in habitat similar to that on the site.

Low: Site is within the known range of the species but habitat on the site is rarely used by the species.

Absent: A focused study failed to detect the species, or, no suitable habitat is present, or the site is well outside known geographic or elevational ranges.

Unknown: No focused surveys have been performed in the region, and the species' distribution and habitat are poorly known.

APPENDIX B

Site Photographs



Photo 1: Intersection of Monroe Street and 62nd Avenue facing south. Tamarisk row on right. Date palm on left. ROW disturbed (2382).

Photo 2: View north along Monroe. Tamarisk row on left, low rock wall, chainlink fence and date palms on right.





Photo 3: Allscale habitat. View north. Tamarisk on left (2389).

Photo 4: View south. Allscale habitat on left and church beyond, Tamarisk on right (2385).

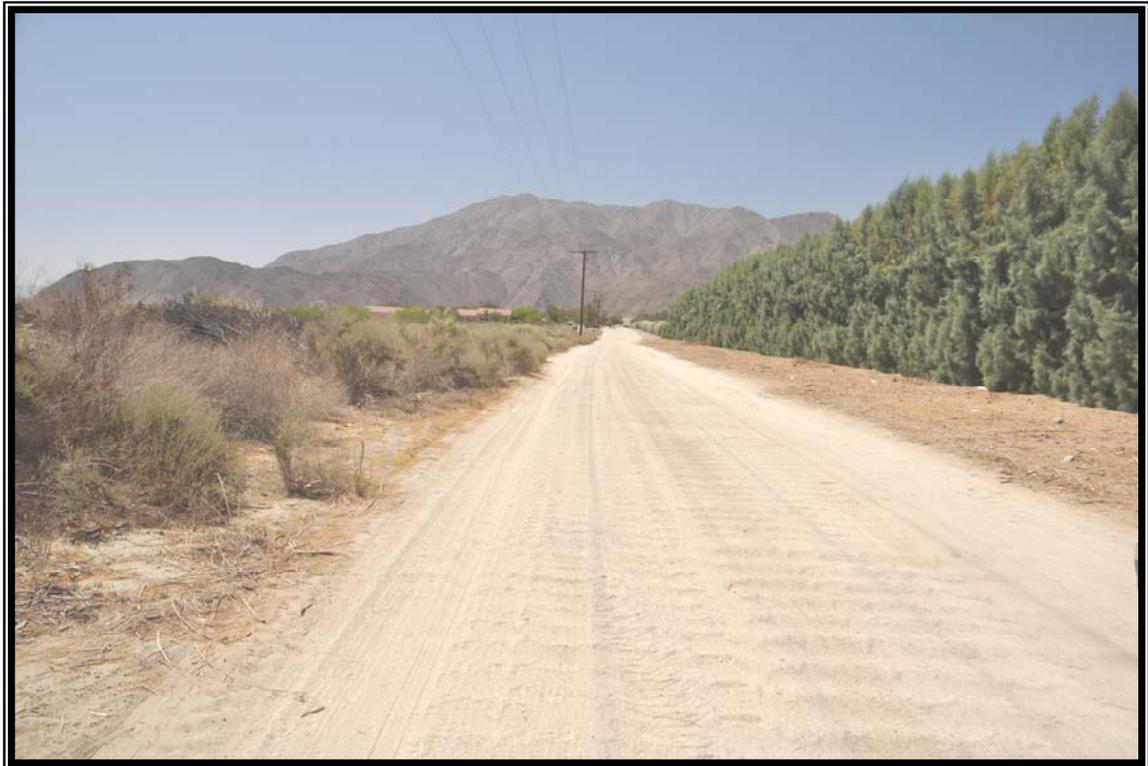




Photo 5: Southwest corner of the park at the intersection of Monroe Street and Duro Road facing north (2391).

Photo 6: Intersection of Monroe Street and Duro Road facing south in residential area (2392).





Photo 7: Intersection of Monroe Street and 64th Avenue facing east (2393).

Photo 8: Intersection of Monroe Street and 64th Avenue facing north west (2394).



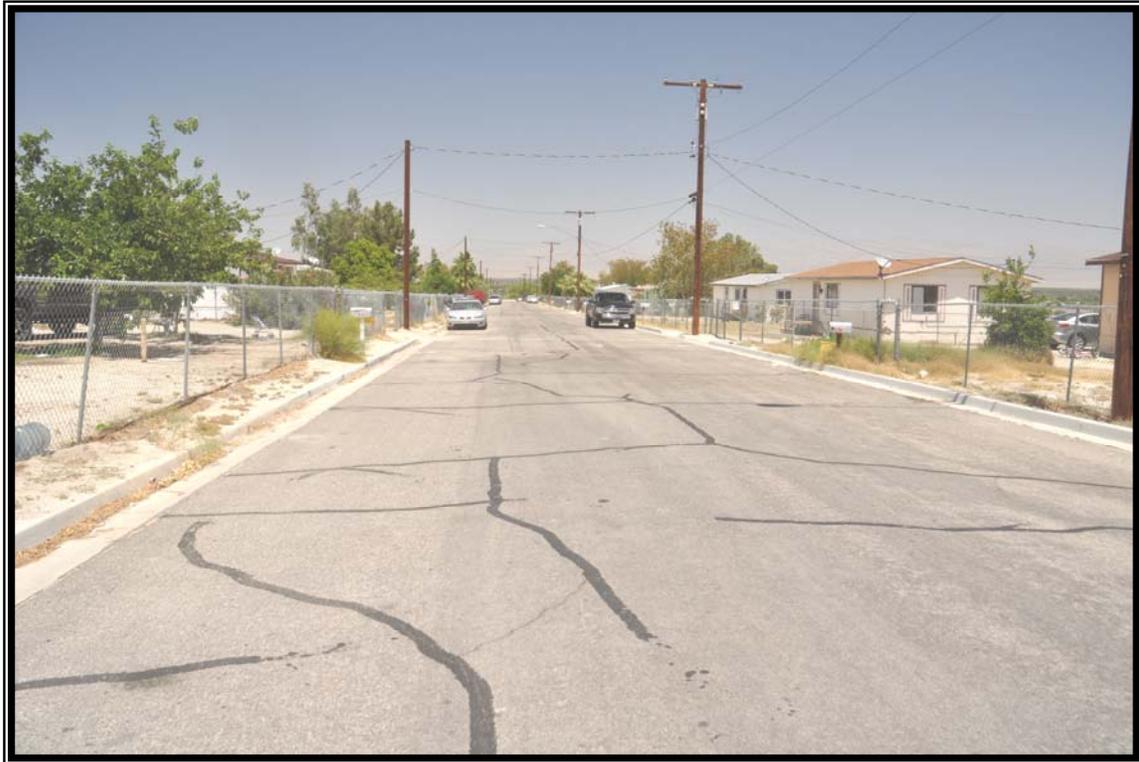


Photo 9: View north at the intersection of 64th Avenue and Landon Lane (2403).

Photo 10: View south from just north of the terminus of the paved portion of Landon Lane. Duro Road is visible on the right (2401).





Photo 11: View facing south from just outside the northeast corner of the church property and north of Landon Lane.

APPENDIX C

County Forms

Certification

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: July 16, 2012 SIGNED: 
Leslie Irish, Principal, L&L Environmental, Inc.
909-335-9897

1) Fieldwork Performed By:
Melanie Dicus
Name

2) Fieldwork Performed By:

Name

3) Fieldwork Performed By:

Name

4) Fieldwork Performed By:

Name

5) Fieldwork Performed By:

Name

6) Fieldwork Performed By:

Name

Check here if adding any additional names / signatures below or on other side of page.

BIOLOGICAL REPORT SUMMARY SHEET

Applicant Name: Torres Martinez Desert Cahuilla Indians
 Assessor's Parcel Number(s): Within Monroe Street Right-of-Way & Residential Area
 Section, Township and Range: Sections 2 & 3, Township 7 South, Range 7 East
 Building and Safety Log Number: _____
 Case Number: _____ Lot/Parcel _____ EA Number _____

Within Monroe Street Right-of-Way: 753-090-001, 753-090-010, 753-090-020, 753-090-021, 753-100-011

MARK ITEM(S) SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE of CONCERN	(Mark Yes, No, or N/A regarding species findings on the referenced site)		
		Yes	No	n/a
X (HA)	Arroyo Southwestern Toad		X	
X	Blueline Stream(s)		X	
X (HA)	Burrowing Owl		X	
X (HA)	Coachella Valley Fringed-toed Lizard		X	
	Coastal California Gnatcatcher			X
	Coastal Sage Scrub			X
	Delhi Sands Flower-loving Fly			X
X (HA)	Desert Pupfish		X	
X (HA)	Desert Slender Salamander		X	
X (HA, burrows)	Desert Tortoise		X	
X (HA)	Flat-tailed Horned Lizard		X	
X (HA)	Least Bell's Vireo		X	
	Oak Woodlands			X
	Quino Checkerspot Butterfly			X
	Riverside Fairy Shrimp			X
	Santa Ana River Woollystar			X
	San Bernardino Kangaroo Rat			X
	Slender-horned Spineflower			X
	Stephens' Kangaroo Rat			X
	Vernal Pools			X
X	Wetlands		X	

Appendix 3-5: Torres-Martinez Avenue 64 Water Supply Connection Project Supporting Documents

Biological Assessment

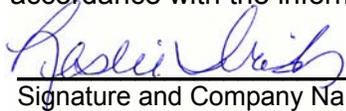
Torres Martinez Indian Reservation Water and Sewer Line Improvement Project

July 2012

MARK ITEM(S) SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE of CONCERN	(Mark Yes, No, or N/A regarding species findings on the referenced site)		
		Yes	No	n/a
	Other	Yes	No	n/a
	Other	Yes	No	n/a
	Other	Yes	No	n/a
	Other	Yes	No	n/a
	Other	Yes	No	n/a
	Other	Yes	No	n/a

Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any hosts, perching, or food plants used by any animals listed as rare, endangered, threatened, or candidate species by either state, or federal regulations, or for Riverside County as listed by the California Department of Fish and Game Natural Diversity Data Base (CNDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report or habitat assessment.

 L & L Environmental, Inc.
Signature and Company Name

July 16, 2012
Date

10(a) Permit Number (if applicable)

Permit Expiration Date

<i>County Use Only</i>	
Received By: _____ PD-B# _____	Date: _____

**LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources**
(Submit two copies to the County)

Case Number: _____ Lot/Parcel No. _____ EA Number _____

Assessor's Parcel Number(s): Within Monroe Street Right-of-Way: 753-090-001,
753-090-010, 753-090-020, 753-090-021. Resident and church property: 753-100-011

Date: July 16, 2012

Biological Resources: (Check the level of impact that applies to the following questions.)

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

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

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

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

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

**LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources
(Submit two copies to the County)**

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

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

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

Findings of Fact:

The proposed installment of water and sewer lines along Monroe Street between 62nd and 64th Avenue, Duro Road and Landon Lane will impact 0.84 acres of disturbed allscale series habitat. The remainder of the impact area is either devoid of vegetation, developed or supporting ornamental species. No threatened or endangered species have habitat on site. No jurisdictional waters occur onsite. Five sensitive species may utilize allscale habitat or isolated trees; and were either observed (black-tailed gnatcatcher) or determined to have a moderate or low-moderate potential of occurring: Bendire’s thrasher, LeConte’s thrasher, hoary bat and western yellow bat. An additional ten species may forage on the site. Impacts to these species are not separately regulated or require mitigation under the CVMSHCP.

Proposed Mitigation:

The project site is within the CVMSHCP and does not fall within a conservation area. The property is adjacent to a Conservation Area, therefore Land Use Adjacency Guidelines will be incorporated into the Design Criteria/mitigation Measures.

Monitoring Recommended:

None.

Source: CGP Fig. VI.36-VI.40
Revised October 1999

Proposal to Provide Archaeological Record Search and Survey

Torres-Martinez Residential Sewer and Water Project, Thermal Area, Riverside County, CA

Jun-12

Attachment D

NOTIFICATION TO COUNTY OF RIVERSIDE OF CONSULTANT TO PREPARE ARCHAEOLOGICAL OR BIOLOGICAL REPORT

Notification to the County of Riverside is hereby made that Indian Health Services project sponsor, has entered into a contract with L&L Environmental, Inc. for the preparation of an X (X) biological, X (X) archaeological to be submitted to the County of Riverside in satisfaction of a request made by the county for additional environmental information prior to completion of an environmental assessment for the property and development proposal, if any, described below:

Assessor's Parcel Number(s) (APN): Monroe Street with portions of apns 753070028, 753070030, 753080011, 753080014, 753080017, 753080018, 753090001, 753090010, 753090020, 753090021, 753100011, 753130009, 753140053, 764280030, 764280054, 764300004

Development Proposal Case Number(s): _____

In accordance with the notice of additional environmental information provided by the county, the scope of work for the report will be as follows:

*For Archaeological Reports (Standardized - Check those that apply): X Phase 1 Phase 2 Phase 3 Phase 4

*For Biological Reports (Please describe Scope): Biological Assessment and any supporting studies that may be required, or appropriate

Both the Consultant and the project sponsor acknowledge that the consultant may not submit reports to the County for use in completing initial environmental assessments or EIRs for development proposals unless the consultant has been previously qualified by the County to submit such reports and unless the consultant has entered into a Memorandum of Understanding (MOU) with the County governing the preparation and handling of such reports. The project sponsor hereby acknowledges that they have been furnished a copy of the MOU, have read it, and understand the responsibilities of both the county and the consultant as set forth therein.

Project sponsor acknowledges that the report for which notification is hereby made is the: X 1st, 2nd, or (specify number) archaeological, or biological report for which contractual arrangements have been made under the direction of the project sponsor for the property described above.

PROJECT SPONSOR AND CONSULTANT are to execute the following: I hereby affirm that all information provided above, is, to the best of my knowledge, true, correct, and complete.

Project sponsor: [Signature] Dated: 6/22/12
Consultant: [Signature] Dated: 4/2/12

A Riverside County Planning Department "Date Received" stamp hereon shall acknowledge receipt of this Notice by the County.