



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

AUGUST 15, 2018

**Planning  
Commissioners  
2018**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

**2<sup>nd</sup> District**  
Aaron Hake

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

**5<sup>th</sup> District**  
Eric Kroencke

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

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

### **CALL TO ORDER:** **SALUTE TO THE FLAG – ROLL CALL**

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**
- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477** – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule "A" Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 20.7 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule "A" - subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1-acre park – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36450** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.3 FAR) – Mixed Use Area – Location: Westerly of Highway 74 and southerly of Ethanac Road – 126.3 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "A" subdivision of 126.3 acres into 241 residential lots with an average lot size of 6,518 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36450, extending the expiration date to August 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.4 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34556** – Applicant: John Romero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 60th Avenue, southerly of 58th Avenue, easterly of Van Buren Street, and westerly of Harrison Steet – 164 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 164 acres into 301 residential lots with private streets and recreational amenities including internal and perimeter trails and approximately 62 acres of common open space – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34556, extending the expiration date to October 2, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760** – Applicant: Temescal Valley Land, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Beardsley Road, southerly of De Palma Road, easterly of Glen Eden Road, and westerly of Horsethief Canyon Road – 148.3 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft.; three (3) MSHCP open space lots totaling 58.17 acres (Lots 287, 288, & 293); four (4) open space lots totaling 5.14 acres (Lots 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 30760, extending the expiration date to September 14, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.6 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026** – Applicant: Lake Elsinore Lakeside Estates, LLC – First Supervisorial District – Southerly Elsinore Zoning Area – Elsinore Area Plan: Community Development - Medium Density Residential (CD-MDR) (2-5 du/ac) – Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min) – Rural - Rural Mountainous (R-RM) (10 acre min) – Location: Southwesterly of Grand Avenue, southeasterly of Stoneman Street, and northwesterly of Borchard Road – 89.9 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 89.9 gross acres into 141 lots, which includes a total of 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- NONE**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity** – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design, Inc. – Owner: Aboy Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of Westerly Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption (“project”). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- 4.2 **APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration** – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50’0” high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org).

- 4.3 **TENTATIVE TRACT MAP NO. 36687R1 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP#286 Winchester 1800) – **REQUEST: Tentative Tract Map No. 36887R1**, a Schedule “A” subdivision proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 69 residential lots and 14 open space lots. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 5.0 WORKSHOPS:
- 5.1 **ORDINANCE NO. 348 – AGRICULTURAL, OPEN SPACE, AND NATURAL RESOURCES ZONES WORKSHOP**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: August 15, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR35477	<b>Applicant(s):</b>
<b>Area Plan:</b>	San Jacinto Valley	G8 Development, Inc.
<b>Zoning Area/District:</b>	Ramona District	c/o Philip Chodur
<b>Supervisory District:</b>	Third District	
<b>Project Planner:</b>	Gabriel Villalobos	



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Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 2.69 gross acres for 37-unit condominium complex. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. The project is located north of Whittier Avenue, south of Mayberry Avenue, and west of Girard Street.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 16, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map



## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 35477 was originally approved at Planning Commission on July 16, 2014. It proceeded to the Board of Supervisors where it was approved on September 30, 2014.

The First Extension of time for Tentative Tract Map No. 35477 was approved at the Planning Commission hearing on September 20, 2017.

The Second Extension of Time was received July 16, 2018, ahead of the expiration date of July 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 20, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 20, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

### **Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on July 16, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 16, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 2nd EOT for TR35477

## Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



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# Extension of Time Environmental Determination

Project Case Number: TR35477

Original E.A. Number: 41303

Extension of Time No.: 2<sup>nd</sup> EOT

Original Approval Date: July 16, 2014

Project Location: North of Whittier Avenue, South of Mayberry Avenue, and West of Girard Street

Project Description: Schedule "A" Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

On July 16, 2014, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: Gabriel Villalobos  
Gabriel Villalobos, Project Planner

Date: 8/2/18  
For Charissa Leach, Assistant TLMA Director



Riverside County Planning Dept.  
Gabriel Villalobos  
4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-0314

**RE: SECOND EXTENSION OF TIME REQUEST for No. 35477.**

The County Planning Department has determined it necessary to recommend the addition of no conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

I have reviewed the proposed conditions of approval specifically listed as “no new conditions”:

These conditions are acceptable and I clearly state that I, the Extension of Time Applicant accept these conditions. This documentation will then be included in the staff report package.

If you have any questions, comments, or concerns regarding this correspondence from me, the EOT applicant, accepting the recommended conditions per the directions provided above please feel free to contact me as indicated below.

Thank you,

A handwritten signature in cursive script that reads 'Angela Hodgdon'.

Angela Hodgdon, General Manager  
G8 Development, Inc.  
7626 El Cajon Blvd.  
La Mesa, CA 91943  
Office: 619-354-8736  
Fax: 619-465-0302  
Cell: 619-322-7137

Cc: Philip Chodur



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

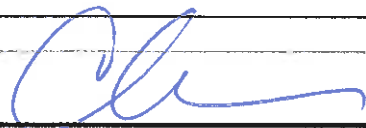
Agenda Item No.:

1.2

Planning Commission Hearing: August 15, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR31700	<b>Applicant(s):</b>
<b>Area Plan:</b>	Southwest	EPC Holdings 781, LLC
<b>Zoning Area/District:</b>	Rancho California Area	c/o Mike Byer
<b>Supervisory District:</b>	Third District	
<b>Project Planner:</b>	Gabriel Villalobos	



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1 acre park. The project is located south of Keller Road, west of Washington Street, and east of Coventry Lane.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31700**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 31700 was originally approved at Planning Commission on May 17, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6854 where both applications were approved on August 29, 2006.

The First Extension of Time was approved at the Planning Commission on November 2, 2016.

The Second Extension of Time was approved at the Planning Commission on June 21, 2017.

The Third Extension of Time was received July 11, 2018, ahead of the expiration date of August 29, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 19, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 19, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

### **Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be



granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> and 2<sup>nd</sup> extensions of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on August 29, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become August 29, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

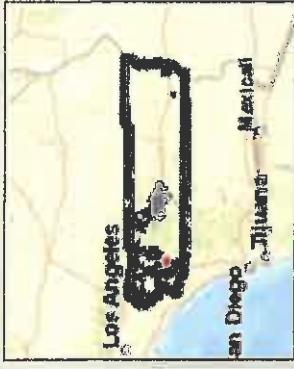
**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 3rd EOT for TR31700

## Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- ⋮ City Areas

**Notes**

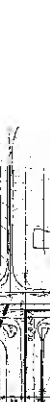
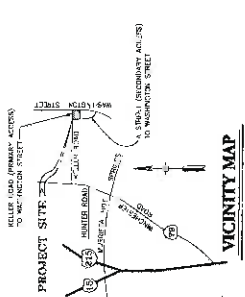
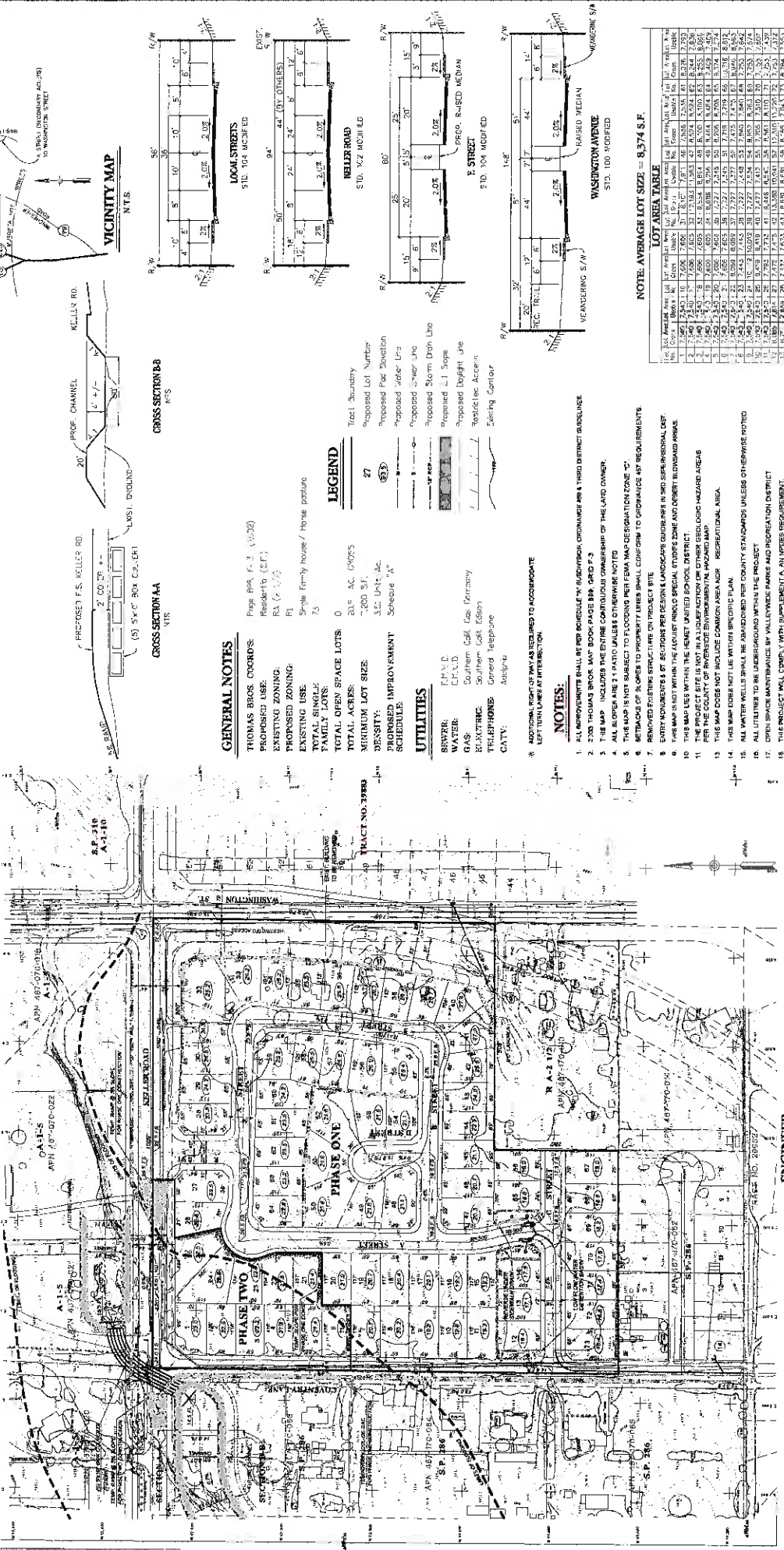
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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# UNINCORPORATED AREA OF RIVERSIDE COUNTY TENTATIVE TRACT MAP NO. 31700 - AMENDED NO. 2 SCHEDULE "A" SUBDIVISION



### GENERAL NOTES

- 1. THOMAS BRASS COORDS. Phase Area F.S. 3 (1970)
- 2. PROPOSED USE. Residential (R-1)
- 3. EXISTING ZONING. RA (1970)
- 4. PROPOSED ZONING. R-1
- 5. EXISTING USE. Single Family House / Home pasture
- 6. PROPOSED USE. Single Family House / Home pasture
- 7. TOTAL OPEN SPACE LOTS 0
- 8. TOTAL ACRES 30.5 AC. (69055)
- 9. MINIMUM LOT SIZE. 1,200 SF.
- 10. DENSITY. 3.33 UNITS/AC.
- 11. SUBDIVISION. Schedule "A"

### UTILITIES

- 1. SEWER. F.P.A.D.
- 2. WATER. C.R.W.D.
- 3. GAS. Southern Calif. Gas Company
- 4. ELECTRIC. Southern Calif. Edison
- 5. TELEPHONE. General telephone
- 6. CABLE. Auspex

### NOTES:

1. ALL IMPROVEMENTS SHALL BE PER SPECIFICATIONS SUBDIVISION ORDINANCE AND A THIRD DISTRICT GUIDELINE.
2. 200' THOMAS BRASS MAP BOOK PAGE 818, GRID F-3.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS DIMENSION OF THE LAND OWNED.
4. THIS MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
5. THIS MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
6. UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT.
7. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS NECESSARY.
8. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS NECESSARY.
9. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
10. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
11. THE PROJECT SITE IS NOT IN A LIQUIDATION OR OTHER BIODEGRADABLE HAZARD AREA.
12. PER THE COUNTY OF RIVERSIDE ENVIRONMENTAL HAZARD MAP.
13. THIS MAP DOES NOT INCLUDE COMMON AREA NOR RECREATIONAL AREA.
14. THIS MAP DOES NOT INCLUDE COMMON AREA NOR RECREATIONAL AREA.
15. ALL WATER WELLS SHALL BE ABANDONED PER COUNTY STANDARDS UNLESS OTHERWISE NOTED.
16. ALL UTILITIES TO BE UNDERGROUND WITHIN THE PROJECT.
17. OPEN SPACE MAINTENANCE BY VALLEYVIEW FARMS AND RECREATION DISTRICT.
18. THE PROJECT WILL COMPLY WITH SUPPLEMENT A, AN ORDER REQUIREMENT.

NOTE: AVERAGE LOT SIZE = 8,374 S.F.

LOT NO.	ACRES	SQ. FT.	AVG. LOT SIZE (S.F.)
1	0.01	3,000	3,000
2	0.01	3,000	3,000
3	0.01	3,000	3,000
4	0.01	3,000	3,000
5	0.01	3,000	3,000
6	0.01	3,000	3,000
7	0.01	3,000	3,000
8	0.01	3,000	3,000
9	0.01	3,000	3,000
10	0.01	3,000	3,000
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100	0.01	3,000	3,000

**LEGAL DESCRIPTION**  
Parcel 1, Parcel Map 7279, Book of Parcel Maps 27,  
page 37, Riverside County Records.

**OWNER/DEVELOPER**  
Capital Pacific Homes  
2580 Kiera Road  
Westminster, CA 92683  
Phone: (949) 438-2447

**ASSESSOR: PARCEL NUMBER**  
467-170-261

**ENGINEER**  
V.S.L. Engineering  
4809 County Center Drive, Suite D  
Riverside, CA 92504  
Phone: (951) 298-3430

**OWNER**  
Shen and Son, Inc.  
2580 Kiera Road  
Westminster, CA 92683  
Phone: (949) 438-2447

**TOPO SOURCE**  
D&G Mapping Associates  
950 Riverside Drive, Suite A-201  
San Bernardino, CA 92407  
Phone: (909) 887-7456

PREPARED UNDER THE SUPERVISION OF  
**RICHARD L. VALDEZ**  
R.C.E. No. 45826 Expires 12-31-05

DATE: \_\_\_\_\_ AMENDMENTS: \_\_\_\_\_

SHEET NO. **1** OF **1** SHEET  
FILE NO. \_\_\_\_\_

# Extension of Time Environmental Determination

Project Case Number: TR31700  
 Original E.A. Number: 39203  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: August 29, 2006  
 Project Location: South of Keller Road, West of Washington Street, and East of Coventry Lane  
 Project Description: Schedule A - subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1 acre park.

On August 29, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 8/2/18  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** Mike Byer <mbyer@richlandinvestments.com>  
**Sent:** Thursday, July 19, 2018 3:31 PM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for TR31700 3rd EOT

We accept the recommendation of no new conditions and ask that we be calendared for a hearing ASAP.

Thank you for all your help.

Mike Byer  
949.383.4137

EPC Holdings 781, LLC  
3161 Michelson Drive, Suite 425  
Irvine, CA 92612

**From:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Sent:** Thursday, July 19, 2018 2:23 PM  
**To:** Mike Byer <mbyer@richlandinvestments.com>  
**Subject:** Recommended Conditions for TR31700 3rd EOT

Attn: EPC Holdings 781, LLC  
c/o Mike Byer  
3161 Michelson Drive, Suite 425  
Irvine, CA 92612

### **RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700.**

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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**County of Riverside California**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Planning Commission Hearing: August 15, 2018

## PROPOSED PROJECT

Case Number(s): TR36450

Applicant(s):

Area Plan: Elsinore

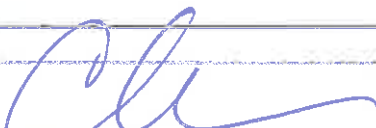
Lansing Companies

Zoning Area/District: Meadowbrook Area

c/o Greg Lansing

Supervisorial District: First District

Project Planner: Gabriel Villalobos



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 126.3 acres into 241 residential lots with an average lot size of 6,518 sq. ft. The project is located west of Highway 74 and south of Ethanac Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36450**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 18, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 36450 was originally approved at Planning Commission on April 15, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7143 where both applications were approved on August 18, 2015.

The First Extension of Time was received May 2, 2018, ahead of the expiration date of August 18, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 18, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 18, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

### **Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.



On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on August 18, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become August 18, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

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

#### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 1st EOT for TR36450

## Vicinity Map





**Legend**


- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**

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

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# Extension of Time Environmental Determination

Project Case Number: TR36450  
 Original E.A. Number: 40120  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: August 18, 2015  
 Project Location: West of Highway 74, South of Ethanac Road  
 Project Description: a Schedule "A" subdivision of 126.3 acres into 241 residential lots with an average lot size of 6,518 sq. ft.

On August 18, 2015, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 8/1/18  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** James Hoxie <jhoxie@lansingcompanies.com>  
**Sent:** Wednesday, July 18, 2018 11:44 AM  
**To:** Villalobos, Gabriel  
**Cc:** Mike Cutbirth - Triad  
**Subject:** RE: Recommended Conditions for TR36450 1st EOT

Mr. Villalobos,

After consulting with the owner, we do agree to the requested 7 additions to COA as noted in your email and attachment.

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Please schedule this for approval, along with its counterpart PM36453, at the earliest possible date.

Thank you.

**Jim Hoxie**



**LANSING  
COMPANIES**

**12671 High Bluff Drive, Ste. 150  
San Diego, CA 92130  
P: 858-523-0719  
F: 858-523-0826**

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**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, July 17, 2018 4:51 PM  
**To:** James Hoxie  
**Subject:** Recommended Conditions for TR36450 1st EOT

Attn: Lansing Companies  
c/o Greg Lansing  
12671 High Bluff Drive, Suite 150  
San Diego, CA 92130

**RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36450.**

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor



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[County of Riverside California](#)

Plan: TR36450E01

Parcel: 345190016

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water



Plan: TR36450E01

Parcel: 345190016

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT1 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT1 - WQMP AND MAINTENANCE                      Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT1 - WQMP REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1                      EOT1 - WQMP COMP AND BNS REG                      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.4

Planning Commission Hearing: August 15, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR34556	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>John Romero</b>	
<b>Zoning Area/District:</b>	Lower Coachella Valley District		
<b>Supervisorial District:</b>	Fourth District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 164 acres into 301 residential lots with private streets and recreational amenities including internal and perimeter trails and approximately 62 acres of common open space. The project is located north of 60th Ave, south of 58th Ave, east of Van Buren St, and west of Harrison St.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34556**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 2, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 34556 was originally approved at Planning Commission on June 27, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 7291 where both applications were approved on October 2, 2007.

The First Extension of Time for Tentative Tract Map No. 34556 was approved at the Planning Commission hearing on September 20, 2017.

The Second Extension of Time was received July 27, 2018, ahead of the expiration date of October 2, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 30, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 30, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

### **Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be

granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on October 2, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 2, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

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

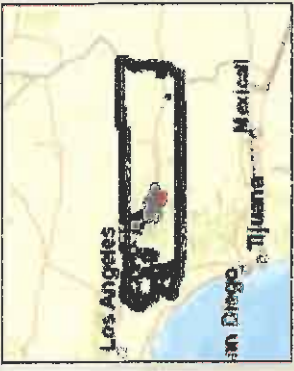
### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 2nd EOT for TR34556

## Vicinity Map






**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**

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

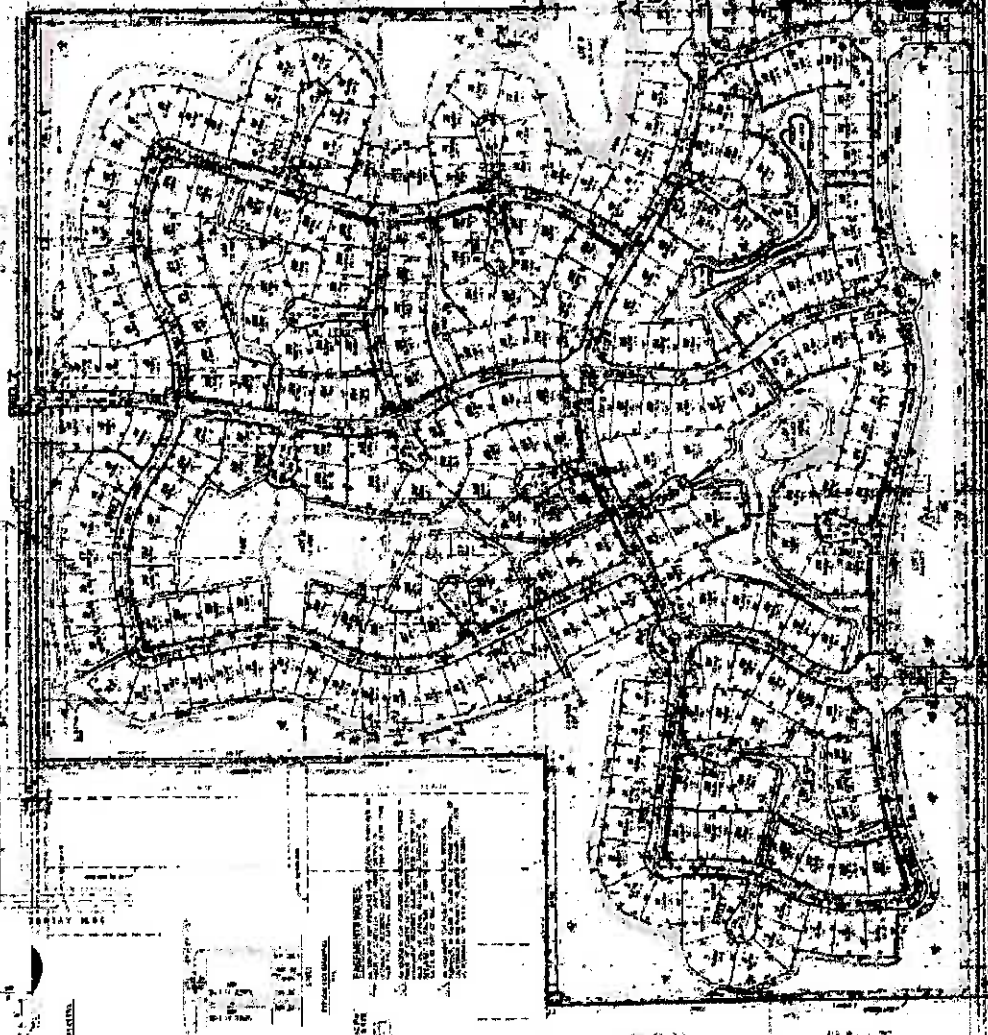




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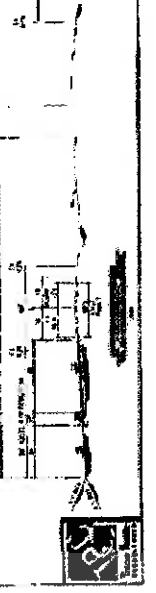
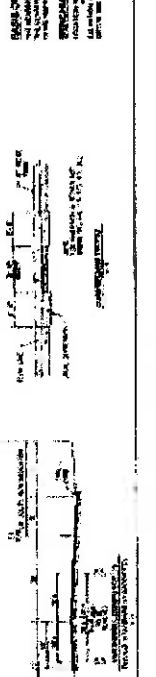
© Riverside County GIS

**TENTATIVE TRACT MAP NO. 34556**  
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INVERSIDIE, STATE OF CALIFORNIA  
**AMENDMENT NO. 1**

**GENERAL NOTES:**  
 1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE CITY OF INVERSIDIE.  
 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE COUNTY OF INVERSIDIE.  
 3. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE STATE OF CALIFORNIA.  
 4. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE FEDERAL GOVERNMENT.  
 5. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE LOCAL GOVERNMENT.  
 6. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE LOCAL GOVERNMENT.  
 7. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE LOCAL GOVERNMENT.  
 8. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE LOCAL GOVERNMENT.  
 9. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE LOCAL GOVERNMENT.  
 10. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE LOCAL GOVERNMENT.



NO.	DESCRIPTION	DATE
1	PREPARED BY ENGINEER	10/15/1988
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	





# Extension of Time Environmental Determination

Project Case Number: TR34556

Original E.A. Number: 40684

Extension of Time No.: 2<sup>nd</sup> EOT

Original Approval Date: October 2, 2007

Project Location: North of 60th Avenue, South of 58th Avenue, East of Van Buren Street, West of Harrison Street

Project Description: Schedule "A" subdivision of 164 acres into 301 residential lots with private streets and recreational amenities including internal and perimeter trails and approximately 62 acres of common open space.

On October 2, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
Gabriel Villalobos, Project Planner

Date: 7/31/18  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** John Romero <john@rmcreloans.com>  
**Sent:** Monday, July 30, 2018 3:55 PM  
**To:** Villalobos, Gabriel  
**Cc:** Fagelson Consulting  
**Subject:** RE: Recommended Conditions for TR34556 2nd EOT

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

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34556.

Hello Gabriel,

Thank you for your email regarding the recommended conditions for TR34556 2<sup>nd</sup> EOT. Your email states that there are no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

As the Extension of Time Applicant, I clearly understand that there are no new conditions of approval and accept this determination. Please note that this email acts as my acceptance and include my acceptance in the staff report package.

Let me know if you need any other information and I will respond immediately.

Thank you.

John Romero  
Managing Partner  
Van Buren Estates Lender's, Inc.

---

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Monday, July 30, 2018 11:40 AM  
**To:** John Romero <john@rmcreloans.com>  
**Subject:** Recommended Conditions for TR34556 2nd EOT

Attn: John Romero  
1419 Burlingame Ave, Suite R



**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34556.**

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



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# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.5

Planning Commission Hearing: August 15, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR30760	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Elsinore		Temescal Valley Land, LLC
<b>Zoning Area/District:</b>	Alberhill Area		c/o Peter Pitassi
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet, three MSHCP open space lots totaling 58.17 acres, four open space lots totaling 5.14 acres, a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres, a 5.71 acre park, a 0.34 acre detention basin, and a 10 to 14 foot wide trail. The project is located north of Beardsley Road, south of De Palma Road, east of Glen Eden Road, and west of Horsethief Canyon Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30760**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 14, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 30760 was originally approved at Planning Commission on July 14, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6724 where both applications were approved on September 14, 2004.

The First Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on February 26, 2008.

The Second Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on November 15, 2011.

The Third Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on September 14, 2016.

The Fourth Extension of Time for Tentative Tract Map No. 30760 was approved at Planning Commission on September 6, 2017.

The Fifth Extension of Time was received July 18, 2018, ahead of the expiration date of September 14, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 30, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 30, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### **State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.



EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

**Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> extensions of time each granted 1 year for a total of 4 years. This, 5<sup>th</sup> extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on September 14, 2020.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 14, 2020. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

**ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

**FINDINGS**

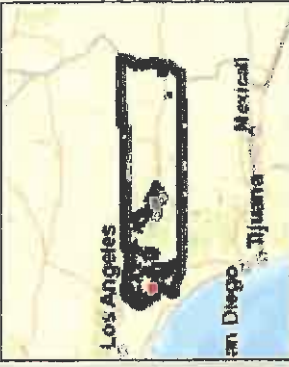
**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 5th EOT for TR30760

## Vicinity Map



### Legend

- County Centerlines
- Blueline Streams
- City Areas

### Notes

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REPORT PRINTED ON ... 7/31/2018 11:32:06 AM

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# Extension of Time Environmental Determination

Project Case Number: TR30760  
Original E.A. Number: 38823  
Extension of Time No.: 5<sup>th</sup> EOT  
Original Approval Date: September 14, 2004  
Project Location: North of Beardsley Road, South of De Palma Road, East of Glen Eden Road, West of Horsethief Canyon Road  
Project Description: Schedule A – Subdivide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

On September 14, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*  
Gabriel Villalobos, Project Planner

Date: 7/31/18  
For Charissa Leach, Assistant TLMA Director





DIVERSIFIED PACIFIC  
COMMUNITIES

July 30, 2018

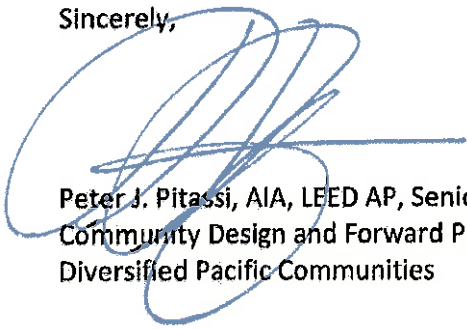
Gabriel Villalobos  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502

Subject: 5<sup>th</sup> Extension of time application for TTM 30760

Dear Gabriel;

In response to your email of July 30, 2018, this letter is indicating our approval of your comment "no new conditions of approval are recommended". We trust our application (submitted July 18, 2018) for a time extension will be processed promptly which will extend the expiration date of TTM 30760 to September 14, 2020.

Sincerely,



Peter J. Pitassi, AIA, LEED AP, Senior Vice President  
Community Design and Forward Planning  
Diversified Pacific Communities



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.6

Planning Commission Hearing: August 15, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR32026	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Elsinore	<b>Applicant(s):</b>	Lake Elsinore Lakeside Estates, LLC
<b>Zoning Area/District:</b>	South Elsinore Area	<b>Applicant(s):</b>	c/o Erik Lunde
<b>Supervisorial District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement. The project is located southwest of Grand Avenue, southeast of Stoneman Street, and northwest of Borchard Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32026**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 23, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Tract Map No. 32026 was originally approved at Planning Commission on February 4, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7032 where both applications were approved on June 23, 2009.

The First Extension of Time was received April 8, 2016, ahead of the expiration date of June 23, 2016. The Extension of Time was approved at Planning Commission on August 3, 2016.

The Second Extension of Time was received April 4, 2017, ahead of the expiration date of June 23, 2017. The Extension of Time was approved at Planning Commission on June 7, 2017.

The Third Extension of Time was received February 9, 2018, ahead of the expiration date of June 23, 2018. The applicant and the County have been negotiating conditions of approval and reached consensus on July 30, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 30, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

**State Bills**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

**Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> and 2<sup>nd</sup> extensions of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 23, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 23, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

**ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

**FINDINGS**

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

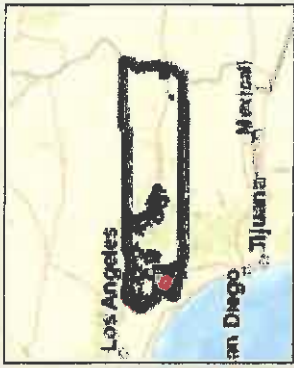
*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# 3rd EOT for TR32026

## Vicinity Map



### Legend

- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



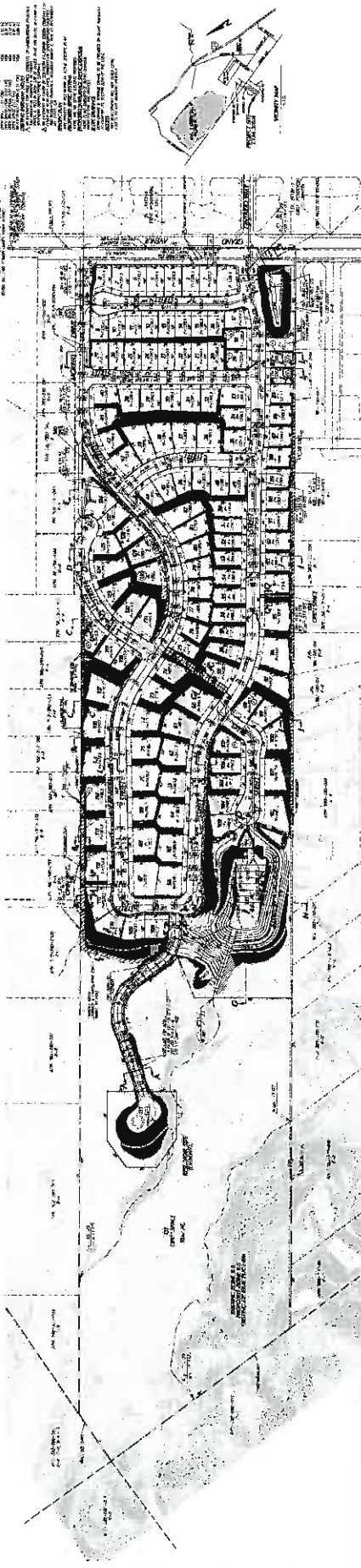
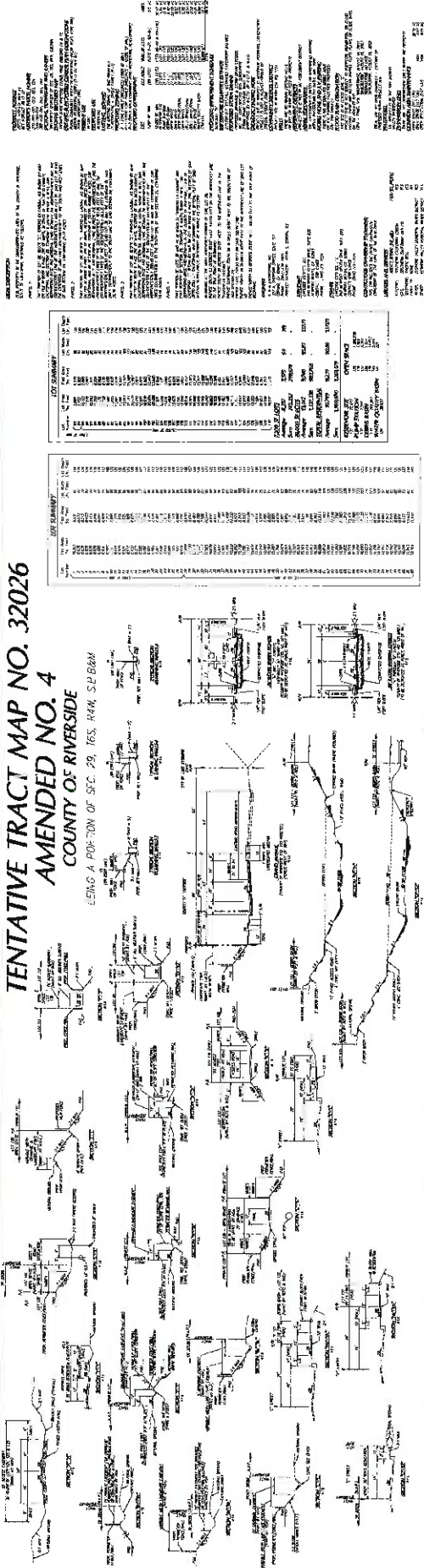
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**TENTATIVE TRACT MAP NO. 32026  
 AMENDED NO. 4  
 COUNTY OF RIVERSIDE**

BEING A PORTION OF SEC. 29, T6S, R44M, S2E80M



**COUNTY OF RIVERSIDE**  
**TENTATIVE TRACT MAP NO. 32026**  
**AMENDED NO. 4**  
**SCHEDULE "Y"**

NO.	DESCRIPTION	DATE	BY
1	Original Tract Map	12/15/2010	...
2	Amendment No. 1	03/15/2011	...
3	Amendment No. 2	06/15/2011	...
4	Amendment No. 3	09/15/2011	...
5	Amendment No. 4	12/15/2011	...

**PREPARED BY:** ...  
**DATE:** ...  
**SCALE:** ...

# Extension of Time Environmental Determination

Project Case Number: TR32026  
 Original E.A. Number: 39748  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: June 23, 2009

Project Location: South of Grand Avenue, West of Doolittle Court, and East of Mountainous Drive  
 Project Description: Schedule A subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

On June 23, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 7/30/18  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** Erik Lunde <erikwlunde@gmail.com>  
**Sent:** Wednesday, July 25, 2018 4:24 PM  
**To:** Villalobos, Gabriel  
**Cc:** Ross, Larry  
**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Gabriel,

Please accept this email as our formal acceptance of the additional seven (7) new conditions of approval related to the third extension of time request for Tentative Tract Map No. 32026. The additional seven (7) new conditions of approval are as follows:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

**Erik W. Lunde**  
**Pacific Coves Investments, LLC**  
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500  
✉: [ErikLunde@msn.com](mailto:ErikLunde@msn.com)

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**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, June 5, 2018 3:38 PM  
**To:** erikwlunde  
**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Attn: Lake Estates, LLC  
c/o Erik W. Lunde  
225 W Plaza Street, Suite 105  
Solana Beach, CA 92075

**RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32026.**

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.



Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a **copy** of the recommended conditions which are identified as follows:

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request **should** be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not **contacted** me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on **how to** approach the issue will be given and additional time will be **provided until the issue is resolved**.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

\* I also looked into the fencing condition and it appears that this **was already covered in one** of the original conditions of approval for TR32026, I have attached a PDF with that condition for your reference. If this is not sufficient please let me know. Thanks!

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing? Click the Link and tell us**

**From:** Erik Lunde [mailto:erikwlunde@gmail.com]  
**Sent:** Tuesday, June 05, 2018 2:28 PM

To: Villalobos, Gabriel <GVillalo@rivco.org>

Subject: FW: Recommended Conditions of Approval for 3rd EOT of TR32026

**Erik W. Lunde**

**Pacific Coves Investments, LLC**

1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500

✉: [ErikLunde@msn.com](mailto:ErikLunde@msn.com)

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**From:** Syed, Ashiq [<mailto:ASyed@rivco.org>]

**Sent:** Wednesday, April 11, 2018 2:43 PM

**To:** erikwlunde

**Cc:** 'Gregory A. Block'; 'Amir Fallahi'; 'Farris Haddad'; 'Xavier Pfister'

**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Hello Erik,

You should see the note at the bottom of the conditions.

Best,



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Ash Syed**

**Project Planner**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

---

**From:** Erik Lunde [<mailto:erikwlunde@gmail.com>]

**Sent:** Wednesday, April 11, 2018 8:23 AM

**To:** Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)>

**Cc:** 'Gregory A. Block' <[gblock@blockgaunce.com](mailto:gblock@blockgaunce.com)>; 'Amir Fallahi' <[AmirF@kaengineering.com](mailto:AmirF@kaengineering.com)>; 'Farris Haddad'

<[FarrisH@kaengineering.com](mailto:FarrisH@kaengineering.com)>; 'Xavier Pfister' <[XavierP@kaengineering.com](mailto:XavierP@kaengineering.com)>

**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Thank you!

**Erik W. Lunde**  
**Pacific Coves Investments, LLC**  
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500  
✉: [ErikLunde@msn.com](mailto:ErikLunde@msn.com)

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**From:** Syed, Ashiq [<mailto:ASyed@rivco.org>]  
**Sent:** Wednesday, April 11, 2018 8:21 AM  
**To:** erikwlunde  
**Cc:** 'Gregory A. Block'; 'Amir Fallahi'; 'Farris Haddad'; 'Xavier Pfister'  
**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Hello Erik,

I just got the okay from my supervisor. I'll send over revised conditions shortly.

Best,



**Ash Syed**  
**Project Planner**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
Phone: 951-955-6035

**From:** Erik Lunde [<mailto:erikwlunde@gmail.com>]  
**Sent:** Thursday, April 05, 2018 1:39 PM  
**To:** Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)>  
**Cc:** 'Gregory A. Block' <[gblock@blockgaunce.com](mailto:gblock@blockgaunce.com)>; 'Amir Fallahi' <[AmirF@kaengineering.com](mailto:AmirF@kaengineering.com)>; 'Farris Haddad' <[FarrisH@kaengineering.com](mailto:FarrisH@kaengineering.com)>; 'Xavier Pfister' <[XavierP@kaengineering.com](mailto:XavierP@kaengineering.com)>  
**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Hi Ashiq,

Have you had an opportunity to review our request?

**Erik W. Lunde**

**Pacific Coves Investments, I.L.C**

1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

**P:** 714.318.3500

✉: [ErikLunde@msn.com](mailto:ErikLunde@msn.com)

DRE License No. 01159007

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Please consider the environment before printing this e-mail

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**From:** Erik Lunde [<mailto:erikwlunde@gmail.com>]

**Sent:** Wednesday, March 28, 2018 9:25 AM

**To:** [ASyed@rivco.org](mailto:ASyed@rivco.org)

**Cc:** Gregory A. Block; Amir Fallahi; 'Farris Haddad'; Xavier Pfister

**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32026

Hi Ashiq,

Please note that the email you have for me is incorrect. The correct email is [erikwlunde@gmail.com](mailto:erikwlunde@gmail.com).

Regarding 3<sup>rd</sup> EOT of TR32026, please accept this email as our formal acceptance of the recommended conditions referenced below.

I do have a question regarding walls/fencing. Per the Countywide Design Standards & Guidelines (page 12), vinyl interior side and rear yard fencing is . Can we amend the conditions of approvals to include this option?

*"Vinyl fencing may be used instead of block wall for interior side or interior rear property lines of residential lots as long as they cannot be seen from public or street view."*

**From:** Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)>

**Sent:** Wednesday, February 14, 2018 9:51 AM

**To:** [eriklunde@gmail.com](mailto:eriklunde@gmail.com); Gregory Block <[gblock@blockgaunce.com](mailto:gblock@blockgaunce.com)>

**Subject:** Recommended Conditions of Approval for 3rd EOT of TR32026

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32026

Hello Mr. Lunde,

The County Planning Department, for this extension of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E. Health #1



50 Trans #1  
60 BS Grade #1  
60 Trans 1  
80 Trans #1  
90 BS Grade #1  
90 Trans #1

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



**Ash Syed**  
**Environmental Planner**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
Phone: 951-955-6035

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[County of Riverside California](#)

Plan: TR32026E03

Parcel: 370180001

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32026E03

Parcel: 370180001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

**Agenda Item No.:**  
**Area Plan:** Highgrove  
**Zoning District:** North Riverside  
**Supervisory District:** Second  
**Project Planner:** Dionne Harris  
**Planning Commission:** August 15, 2018

**CONDITIONAL USE PERMIT NO. 3761**  
**Environmental Assessment No. 42965**  
**Applicant: Saib Alrababi**  
**Engineer/Representative: CJC Design Inc**

Charissa Leach P.E.  
 Assistant TLMA Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION:**

Conditional Use Permit No. 3761 proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store.

### **PROJECT LOCATION:**

The Project is located northerly of Center Street, and easterly of Iowa Avenue. The Project is within the Highgrove Area Plan.

### **PROJECT BACKGROUND:**

The proposed project was originally scheduled for Planning Commission on April 4, 2018. The project was continued off calendar due to concerns of the public. Staff met with the concerned party on March 29, 2018, and received a letter stating the items of concern. Staff has addressed all of these concerns in the Staff Report, Initial Study and a response letter to the concerned party.

The previous entitlement, Plot Plan No. 24412, approved on August 5, 2010, permitted a joint smog service station and auto repair facility. The project consisted of an existing 2,000 square foot shop building and car lift area. This approved project brought improvements to the lot including minor landscaping and striping of the parking area. This previous project will be replaced by the new entitlement of the convenience store and gas station.

#### *Alcohol Sales and Public Convenience and Necessity*

Currently there are five (5) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to six (6). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is three (3). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.



*AB 52 Tribal Consultation*

In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on November 15, 2016. Staff received notification from the Morongo Band of Mission Indians, San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. Staff met with Morongo on December 20, 2016; Morongo sent conditions of approval for the project and required a cultural record search (EIC). The EIC was sent to Morongo on February 24, 2017. Morongo approved the conditions of approval and consultation was formally concluded on April 5, 2017. Staff met with Soboba February 16, 2017. Soboba approved the conditions of approval and consultation was formally concluded on February 17, 2017. The conditions of approval were sent to San Manuel on December 22, 2016 and consultation was concluded on the same day.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (0.20-0.35 FAR) within the Highgrove Community Policy Area.                          |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (0.20-0.35 FAR) to the north, south, east and to the west, also within the Highgrove Community Policy Area. |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S).  |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east.                             |
| 5. Existing Land Use (Ex. #1):                 | Auto repair facility with smog services.  |
| 6. Surrounding Land Use (Ex. #1):              | Commercial uses to the north, south, west, and single family residence to the east.   |
| 7. Project Data:                               | Total Acreage: 0.28 Gross Acres<br>Total lots: 2  |
| 8. Environmental Concerns:                     | Intent to adopt a Negative Declaration  |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42962**, 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,

**APPROVE** the **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer and wine for off-site consumption within the subject property may be issued by California Department of Alcoholic Beverages Control, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3761**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (0.20-0.35 FAR). The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is a gas station with convenience store, which will provide local and regional retail and services. The Project is also located within the Highgrove Area Plan and within the Highgrove Community Policy Area.

General Plan Land Use Element, Policy HAP 1.2 (a) states, "Wherever possible, the developer shall provide onsite amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance." The proposed project is compatible with this policy because it provides for the opportunity of pedestrian and bicycling options with the site plan depicting the pedestrian access throughout the site. A bicycle rack is also shown on the site plan, which will provide three (3) bicycle parking spaces.

2. The Project is consistent with the Community Development: Commercial Retail (0.20-0.35 FAR) land use designation. The Project complies with all the applicable General Plan polices for commercial uses (HAP 1.2, LU 28.2), the developer has provided onsite amenities which will provide pedestrian, and bicycling options for making local trips. This project is adjacent to essential transportation corridors and connected to regional trails via Center Street. This Project will accommodate higher intensity development by being a hub for fuel and transportation, offering an employment and retail center for the community. The project has access via Iowa Avenue and Center Street served by the Western Municipal Water District.
3. The Project is surrounded by properties which have a General Plan Land Use Designation of Commercial Retail (0.20-0.35 FAR) to the north, south east and west.
4. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S).
5. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east.
6. The previous use, Plot Plan No. 24412 approved on August 5, 2010, permitted a joint smog service station and auto repair facility. The project consisted of an existing 2,000 square foot shop building and car lift area. This approved project brought improvements to the lot including minor landscaping and striping of the parking area. This previous project will be replaced by the new entitlement of the convenience store and gas station.
7. The Project is permitted in the Scenic Highway Commercial (C-P-S) zoning classification, pursuant to the Ordinance No. 348, Article IXb, Section 9.50.b.(22) which provides, "Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption", subject to approval of a Conditional Use Permit.
8. The Project is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone based on the following:
  - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Here, no minimum lot area is specifically required by a zone classification for the area, so there is no minimum lot area requirement.

- b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Here, the building is 23'-4" feet high at the highest roof pitch of the building, and the project is not in a specific plan, so no setback requirements apply.
  - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. Because the convenience store is only 23'-4" feet high at the highest roof pitch of the building, the project complies with this requirement.
  - d. Outlined in Section 9.50.d. of Ordinance No. 348, automobile storage space shall be provided as required by Section 18.12. The parking standards for convenience stores requires one (1) parking space per every 200 square feet of the gross floor area. The convenience store is 1,975 square feet and has three (3) parking spaces and one (1) handicap parking space. Pursuant to Ordinance No. 348, Section 18.12.C(1), which states "REQUESTS FOR MODIFICATIONS FROM PARKING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements." The applicant has sent a request to the Planning Director. Due to small size of the site, its single use being the gas station/convenience store and the proximity between the fueling stations and the convenience store, staff agrees with the applicant that fueling spaces should count towards the total parking requirement. Based upon this, the retail parking rate of 1 parking space per 200 square feet of retail exceeded. The convenience store is 1975 square feet which would require 10 parking spaces. However, the proposed development will have three (3) regular spaces and one (1) accessible parking space, along with eight (8) fueling spaces totaling twelve (12) parking spaces. The Project will also have a bicycle rack that provides three (3) spaces for bicycles and therefore provides the opportunity for pedestrian and bicycling options.
  - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet as required by Section 9.4.e. of Ordinance No. 348. The existing building has roof edges that have been raised to cover the roof mounted equipment and this requirement is therefore met.
9. The project is located within Census Tract 423.00. The 2010 census population for Census Tract 423.00 was 1,860 persons according to the U.S. Census Bureau.
10. The maximum concentration level for General Alcohol License of beer, and wine (Type 20) is limited to four per 1,860 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 238175).
11. Currently there are five (5) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to six (6). According to the California State Department of Alcohol Beverage Control the maximum number of licenses for this census tract is three (3). The proposed project would cause the number of allowed alcohol beverage control licenses in Census Tract 423.00 to be exceeded; thus, a finding for Public Convenience and Necessity (PC&N) is required.

12. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
13. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
14. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.
15. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:
  - a. A conditional use permit is being processed for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
  - b. A radius map buffering 2,400 feet from the subject site was prepared by Riverside County Geographic Information Systems (GIS) and concluded that no public elementary school or secondary school district is within 1,000 feet of the site.
  - c. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the project site.
  - d. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
  - e. Condition of Approval (Advisory Notification Document Planning.4) has been added to ensure the project meets the development standards per Section 18.48.c.5. of Ordinance No. 348 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
16. The project site is located within the City of Riverside sphere of influence area and was submitted on November 1, 2016, to the City for their review. The County received no comments regarding this proposed Conditional use Permit.
17. This Conditional Use Permit not is located within a CAL FIRE state responsibility area or a very high fire hazard severity zone
18. This project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This project is also not located within a Criteria Area of the WRCMSHCP.



19. In accordance with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on November 15, 2016. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from Morongo Band of Mission Indians, the San Manuel Band of Mission Indians, and Soboba Band of Luiseno Indians within the 30-day period, requesting to initiate consultation. Staff met with Morongo on December 20, 2016; Morongo sent conditions of approval for the project and required a cultural record search. The cultural record search or (EIC) was sent to Morongo on February 24, 2017. Morongo approved the conditions of approval and consultation was formally concluded on April 5, 2017. Staff met with Soboba February 16, 2017. Soboba approved the conditions of approval and consultation was formally concluded on February 17, 2017. The conditions of approval were sent to San Manuel on December 22, 2016 and consultation was concluded on the same day.
20. Environmental Assessment No. 42962 did not identify any potential significant impacts and no mitigation measures are necessary.
21. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP

### **CONCLUSIONS**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation and with all other elements of the Riverside County General Plan. The project is within the Highgrove Community Policy Area.
2. The proposed project is consistent with the proposed zoning of Scenic Highway Commercial (C-P-S) classification of Ordinance No. 348, 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 clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP

### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:

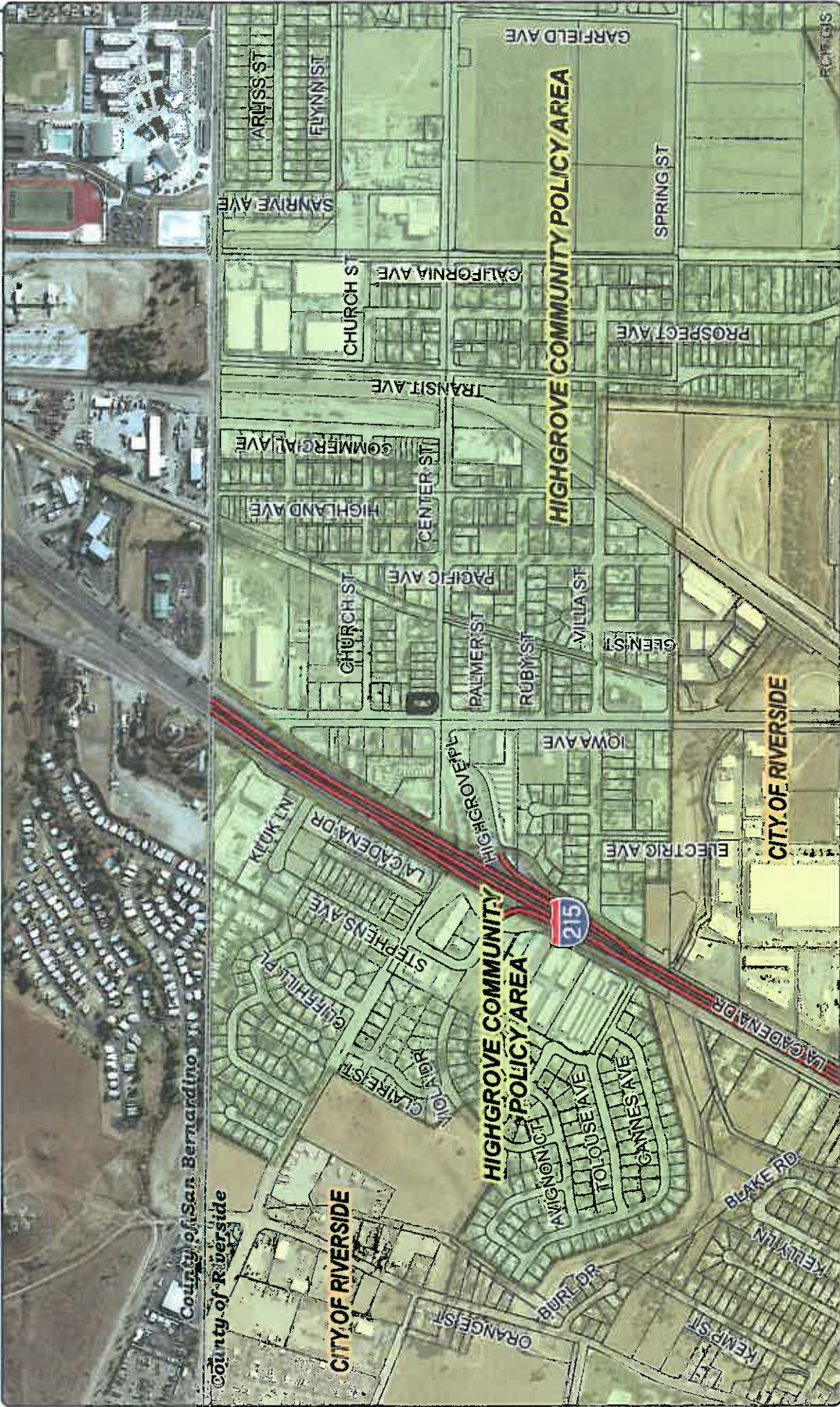
- a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. The Core Reserve Area;
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - d. An Alquist-Priolo earthquake fault hazard study zone;
  - e. An area subject to high liquefaction; or
  - f. A hazardous fire area.
- 
1. The project site is located within:
    - a. The boundaries of the Riverside Unified School District; and
    - b. City of Riverside Sphere of Influence; and
    - c. County Service Area No. 126 and 156 ; and
    - d. Stephens Kangaroo Rat Fee Area; and
    - e. An area subject low liquefaction
  
  2. The subject site is currently designated as Assessor's Parcel Number 247-042-017 and 247-042-022.



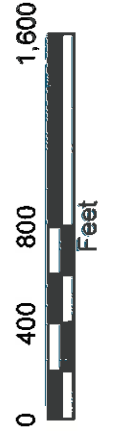
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03761**  
**VICINITY/POLICY AREAS**

Supervisor: Tavaglione  
 District 2

Date Drawn: 11/29/2017  
 Vicinity Map



Author: Vinnie Nguyen



Zoning Dist: University

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan is a long-range policy statement and does not constitute a contract. The County of Riverside is not responsible for the actions of other agencies. For more information, please contact the Riverside County Planning Department at Riverside at (951) 955-3200. Western County is the Planning Department of Orange County at (714) 251-1000.



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03761

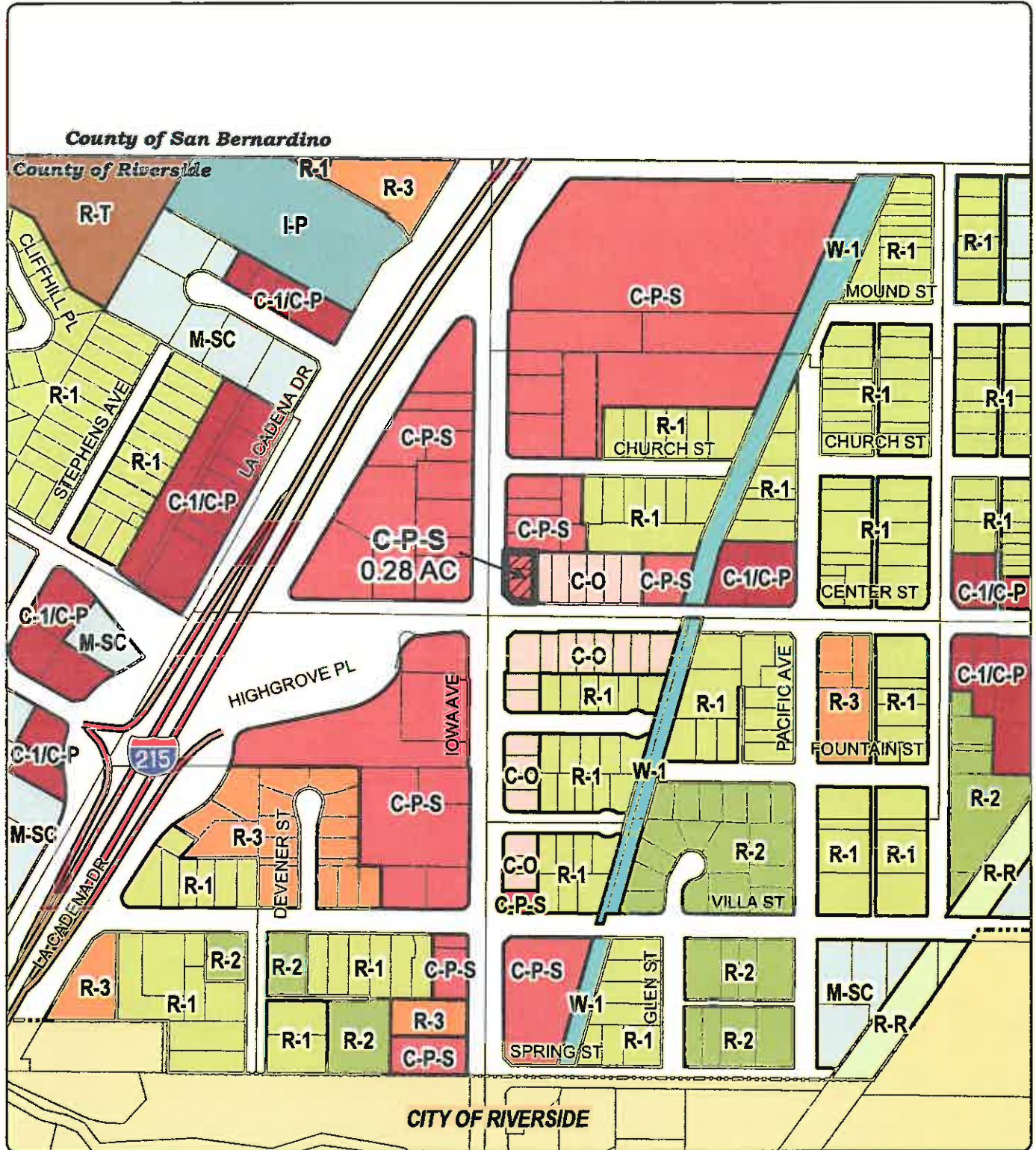
EXISTING ZONING

Supervisor: Tavaglione

District 2

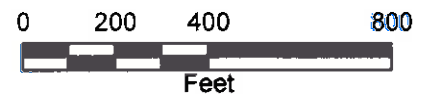
Date Drawn: 11/29/2017

Exhibit 2



Zoning Dist: University

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rplanning.scribna.com>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03761

LAND USE

Supervisor: Tavaglione

District 2

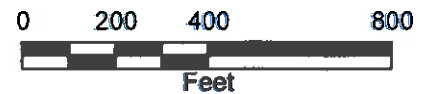
Date Drawn: 11/29/2017

Exhibit 1



Zoning Dist: University

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-9277 (Eastern County) or Website <http://planning.colima.org>



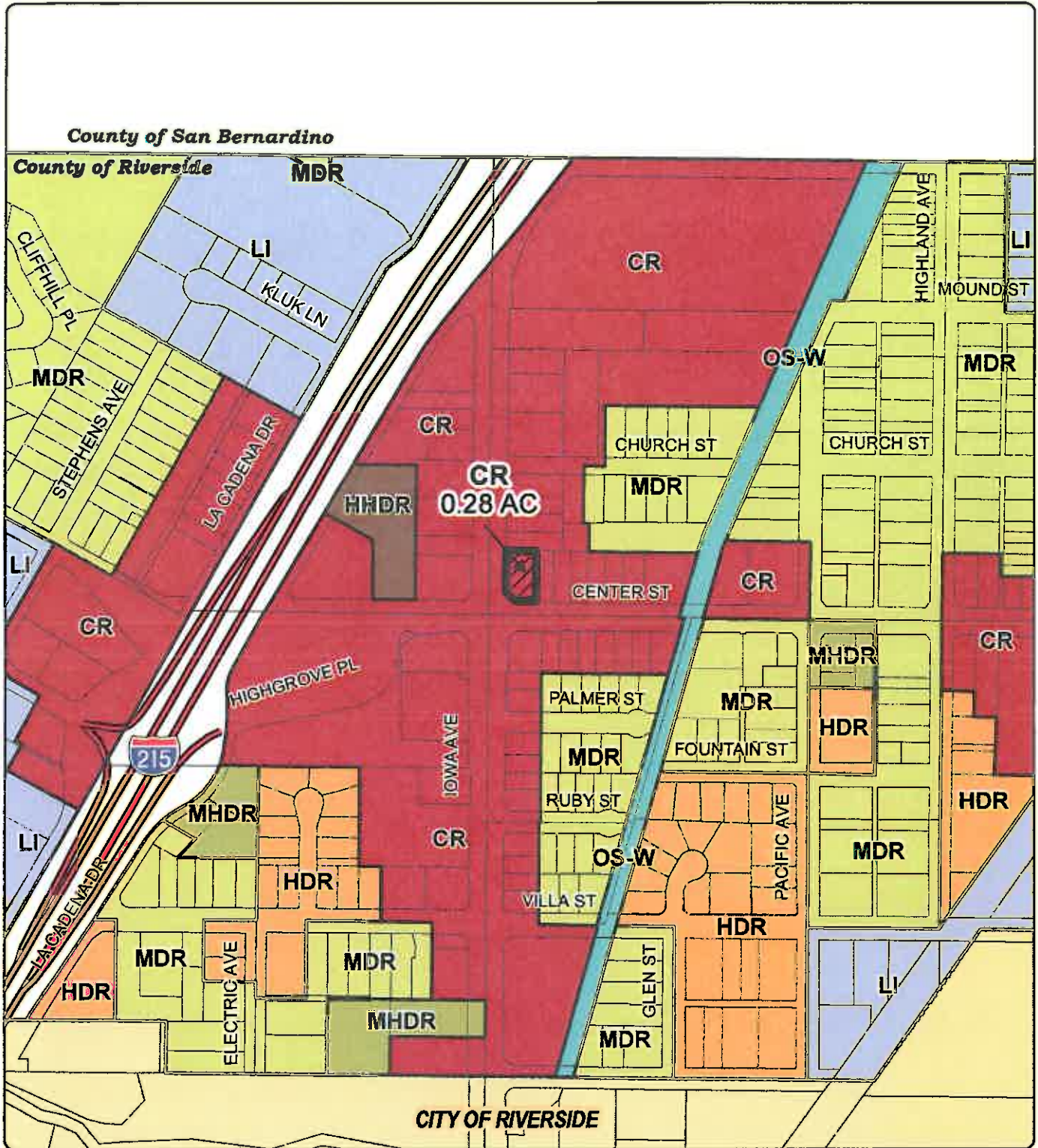
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03761

EXISTING GENERAL PLAN

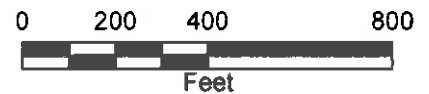
Supervisor: Tavaglione  
District 2

Date Drawn: 11/29/2017  
Exhibit 5



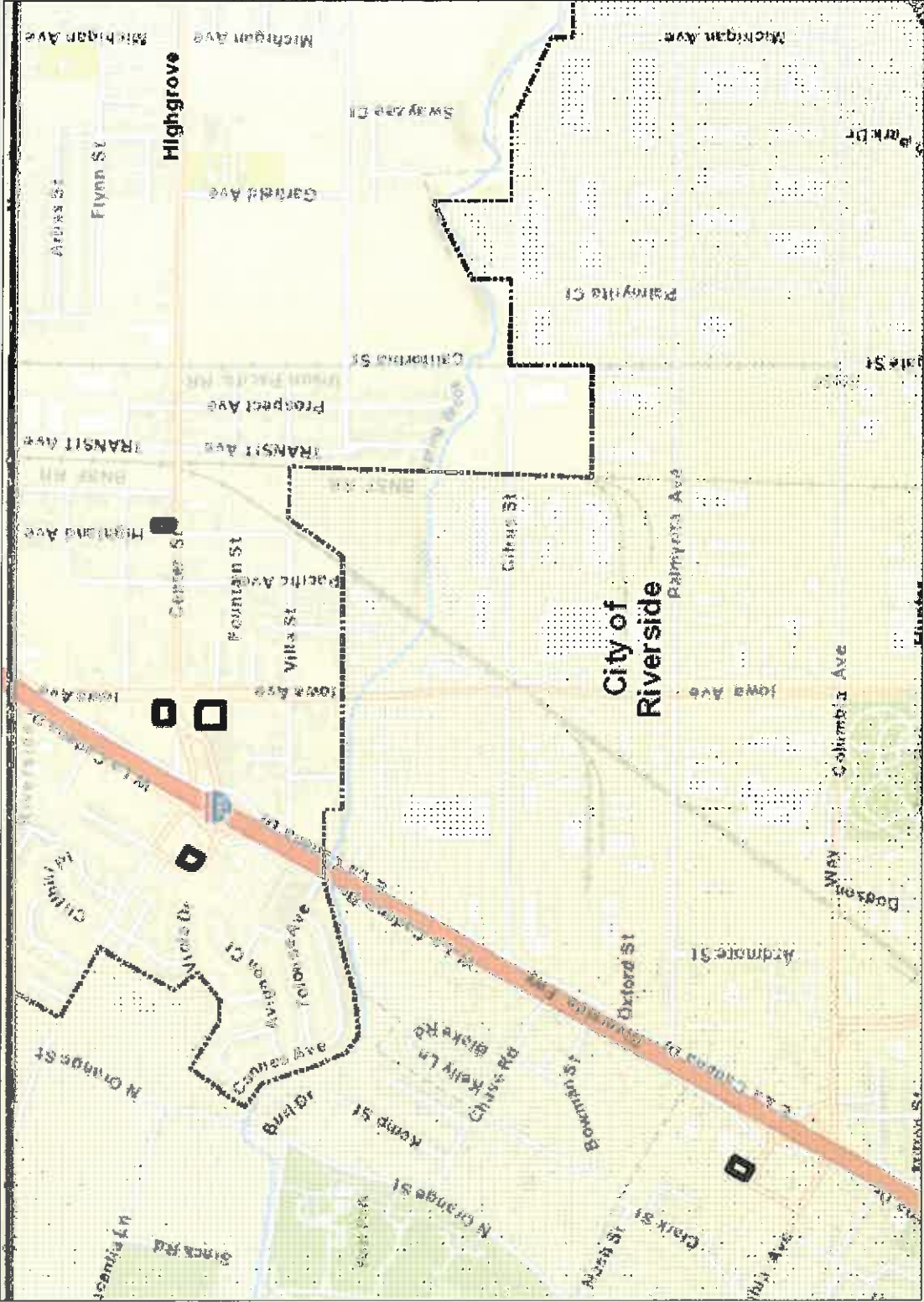
Zoning Dist: University

Author: Vinnie Nguyen



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# Existing licenses in Census Tract No. 423



**Legend**

- Blue line: Blue line Streams
- Black outline: City Areas
- Black outline: World Street Map

**Notes**

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

0 1 3,009 Feet

REPORT PRINTED ON... 3/1/2018 11:10:52 AM

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DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
NUMBER OF LICENSES AUTHORIZED  
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
RIVERSIDE	2,384,783	1063	1,741	422 06	5,620	5	3
RIVERSIDE	2,384,783	1063	1,741	422 07	3,017	2	1
RIVERSIDE	2,384,783	1063	1,741	422.08	2,378	2	1
RIVERSIDE	2,384,783	1063	1,741	422 09	4,579	4	2
RIVERSIDE	2,384,783	1063	1,741	422 1	4,761	4	2
RIVERSIDE	2,384,783	1063	1,741	422 12	6,727	6	3
RIVERSIDE	2,384,783	1063	1,741	422 13	4,194	3	2
RIVERSIDE	2,384,783	1063	1,741	422 14	6,316	5	3
RIVERSIDE	2,384,783	1063	1,741	422 17	5,461	5	3
RIVERSIDE	2,384,783	1063	1,741	423	6,782	6	3
RIVERSIDE	2,384,783	1063	1,741	424 01	2,082	1	1
RIVERSIDE	2,384,783	1063	1,741	424 02	4,780	4	2
RIVERSIDE	2,384,783	1063	1,741	424 03	4,071	3	2
RIVERSIDE	2,384,783	1063	1,741	424 04	2,038	1	1
RIVERSIDE	2,384,783	1063	1,741	424 05	4,997	4	2
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RIVERSIDE	2,384,783	1063	1,741	424.07	3,262	3	1
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RIVERSIDE	2,384,783	1063	1,741	424 09	3,299	3	1
RIVERSIDE	2,384,783	1063	1,741	424 1	4,882	4	2
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RIVERSIDE	2,384,783	1063	1,741	425.08	4,888	4	2
RIVERSIDE	2,384,783	1063	1,741	425 09	3,193	3	1
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RIVERSIDE	2,384,783	1063	1,741	426 21	6,556	6	3
RIVERSIDE	2,384,783	1063	1,741	426 22	4,107	3	2





**California Department of Alcoholic Beverage Control**

Save As CSV

**Active Off-Sale Retail Licenses**

For the County of RIVERSIDE and the Census Tract of 423.00

Report as of: 02/27/2018

Rows Per Page: 25

Reload

Total Licenses: 5

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Mailing Address	Geo Code
1	<u>23746</u>	ACTIVE	20	11/01/1971	06/30/2018	CIRCLE K STORES INC	CIRCLE K 633	3223 INTERCHANGE ST RIVERSIDE, CA 92501 Census Tract: 0423.00	255 E RINCON ST, STE 100 CORONA, CA 92879-1368	3312
2	<u>399697</u>	ACTIVE	21	05/27/2003	04/30/2018	JAKES LIQUOR INC	JAKES LIQUOR	330 STEPHENS AVE RIVERSIDE, CA 92501 Census Tract: 0423.00		3300
3	<u>448342</u>	ACTIVE	21	01/12/2007	12/31/2018	HALAWI, GHATAS GERGES	GARDEN GROVE LIQUOR	365 IOWA AVE, STE A RIVERSIDE, CA 92507-1013 Census Tract: 0423.00		3312
4	<u>474119</u>	ACTIVE	21	02/11/2009	01/31/2019	HOMS FOOD STORE INC	HIGHGROVE VILLAGE MEAT MARKET	1091 CENTER ST RIVERSIDE, CA 92507 Census Tract: 0423.00		3300
5	<u>580286</u>	ACTIVE	21	05/17/2017	04/30/2018	SALEEM, AQSA	CENTER LIQUOR MARKET	285 IOWA AVE RIVERSIDE, CA 92507 Census Tract: 0423.00		3312







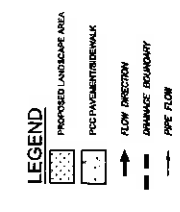
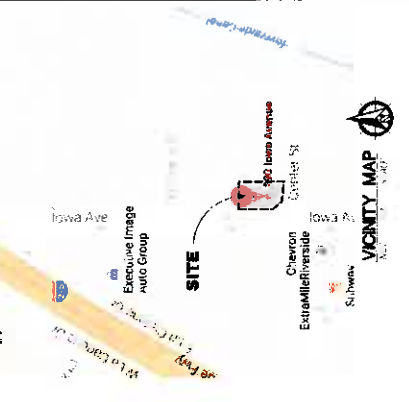
NO.	DATE	REVISIONS

CJC Design, Inc.  
 22185 La Palma Avenue, Suite 202, RIVERSIDE, CA 92507  
 (951) 514-8200  
 www.cjcdesign.com

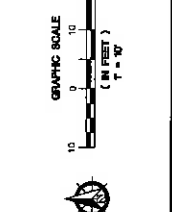
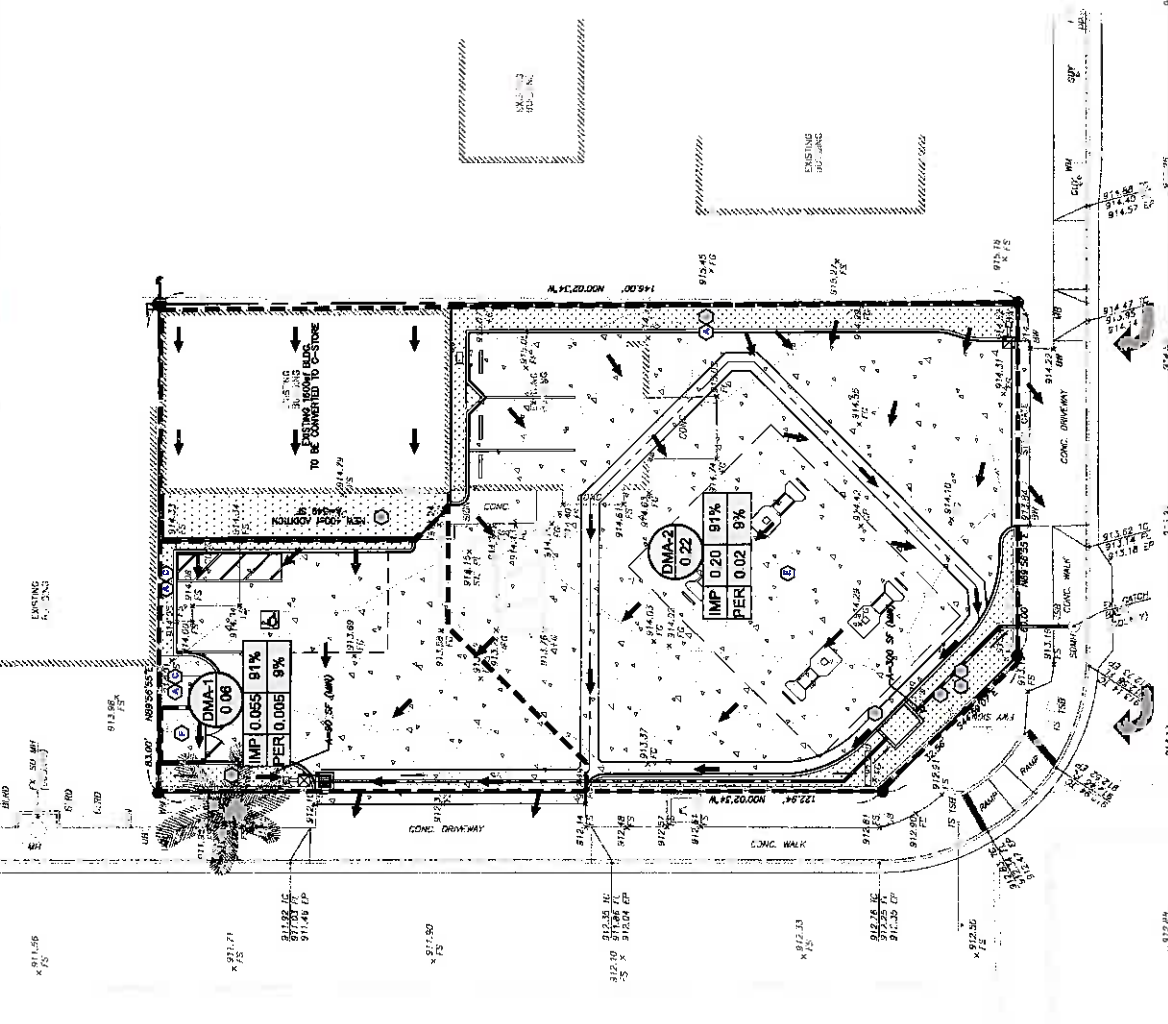


PROJECT: 290 IOWA AVENUE  
 RIVERSIDE, CA 92507  
 PRELIMINARY WMP SITE PLAN

DATE: 05/24/16	SCALE: 1" = 10'
DRAWN BY: CAD	CHECKED BY: LM
PROJECT NUMBER: CLIP 03761	DATE PLOTTED: 7/6
<b>C2</b> OF 2 SHEET	



- BEST MANAGEMENT PRACTICES:**
- 1. SITE DESIGN AND LANDSCAPING PLANNING (SD-10)
  - 2. SITE DESIGN AND LANDSCAPING PLANNING (SD-11)
  - 3. ROOF RUNOFF CONTROLS (SD-11)
  - 4. EFFICIENT IRRIGATION (SD-12)
  - 5. STORAGE DRAIN SYSTEM SKINS (SD-13)
  - 6. TREATMENT AREAS (SD-20)
  - 7. TRASH ENCLOSURES (SD-22)
  - 8. NON-STRUCTURAL CONTROL
  - 9. EDUCATION FOR OWNERS
  - 10. LULU BMPs
  - 11. BIORETENTION



**COMMENT LEGEND**

- 1. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 2. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 3. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 4. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 5. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 6. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 7. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 8. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 9. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.
- 10. ALL BMPs SHALL BE MAINTAINED AND MONITORED AS PER THE BMP MANUAL.

IOWA AVENUE  
 N00°02'34"W 435.54'



CENTER STREET  
 N89°56'55"E 917.03'





NO.	DATE	REVISIONS

**CJC Design, Inc.**  
 22855 La Brea Avenue, Suite 202, Torrance, CA 90505  
 (310) 572-8833  
 www.cjcdesign.com



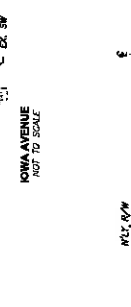
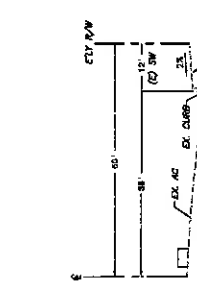
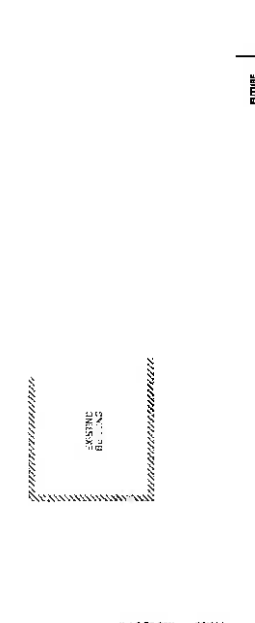
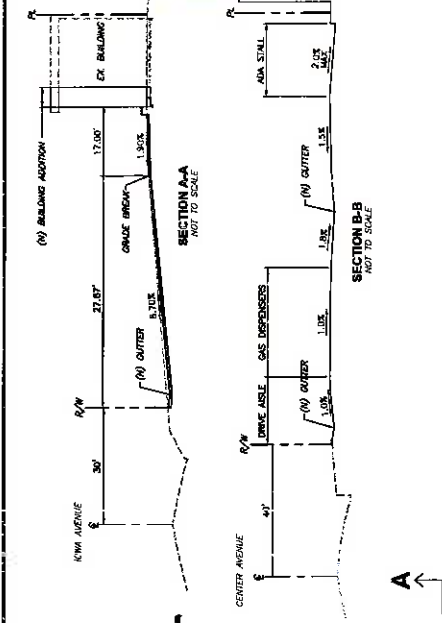
**PROJECT:**  
 290 IOWA AVENUE  
 RIVERSIDE, CA 92507  
 PRELIMINARY GRADING & DRAINAGE PLAN

DATE: 05/14/18
DRAWN BY: CAD
CHECKED BY: LM
PROJECT NUMBER: 03781
YOUR NUMBER: 76

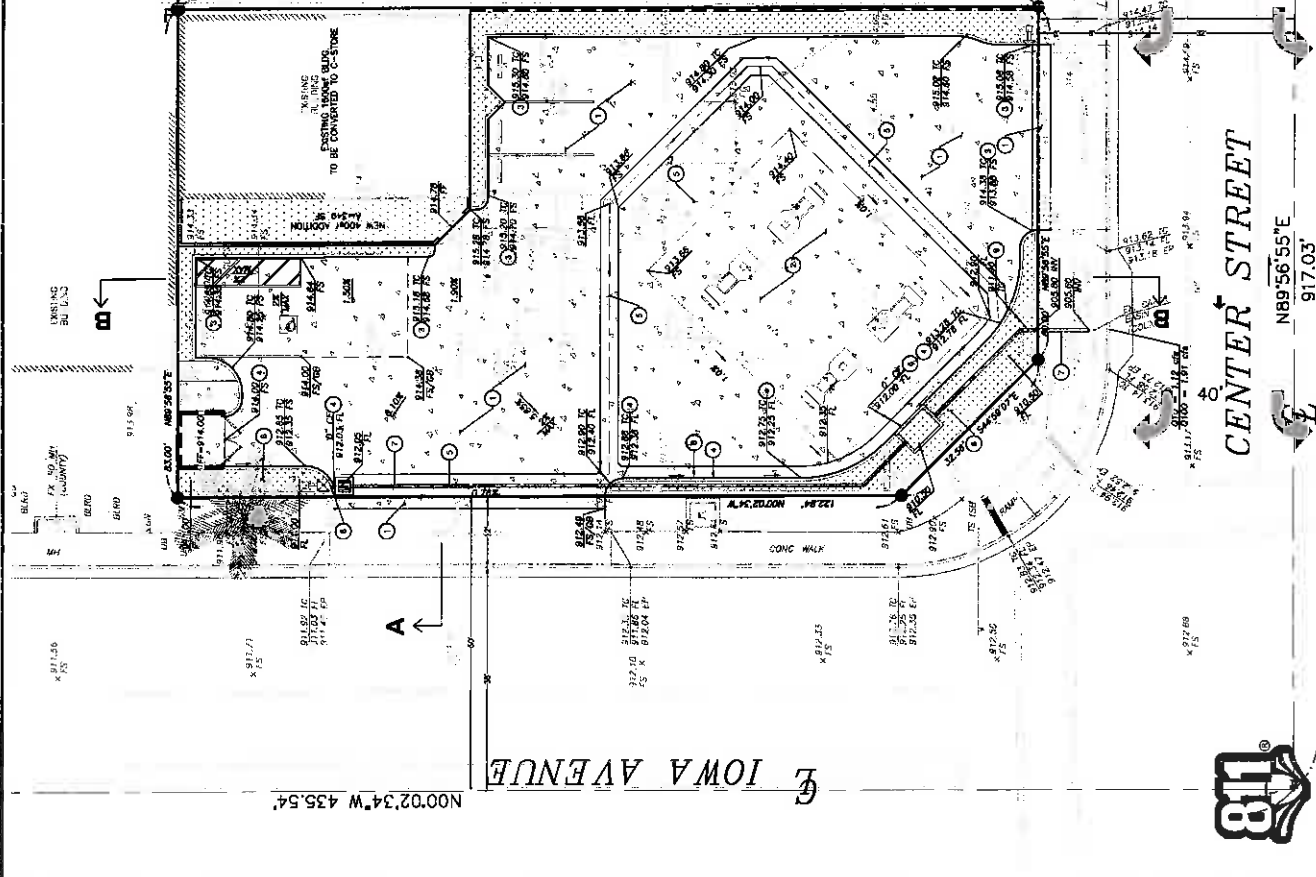
**CS1**  
 1 OF 2 SHEET



- GRADING & DRAINAGE NOTES:**
1. CONSTRUCT 8" PCC PAVEMENT OVER SURFACE COMPACTED TO RECOMMENDED SPECIFIC GRAVITY PER SOils REPORT RECOMMENDATIONS.
  2. CONSTRUCT 8" PCC PAVEMENT OVER 4" AS WITH #5 REBARS
  3. 18" O.C. OR PER SOils REPORT RECOMMENDATIONS.
  4. CONSTRUCT 6" HIGH PCC CURB.
  5. CONSTRUCT 6" HIGH PCC CURB \* GUTTER.
  6. CONSTRUCT 3" WIDE LONGITUDINAL GUTTER.
  7. CONSTRUCT BIOTRETENTION SYSTEM.
  8. CONSTRUCT 6" STORM DRAIN PIPE SCHED.
  9. CONSTRUCT 1.5" WIDE CURB DRAINING.
  10. FINISH AND INSTALL 18" x 18" JERSEN PRECAST DRAIN INLET.



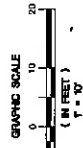
**811**  
 CALL BEFORE YOU DIG  
 1-800-4-A-DIG  
 1-800-487-4874



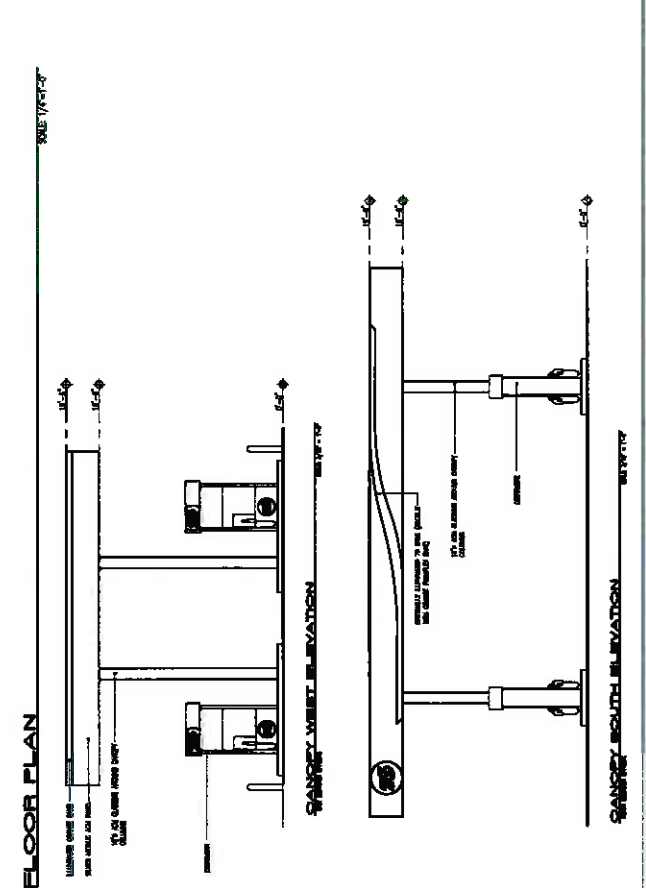
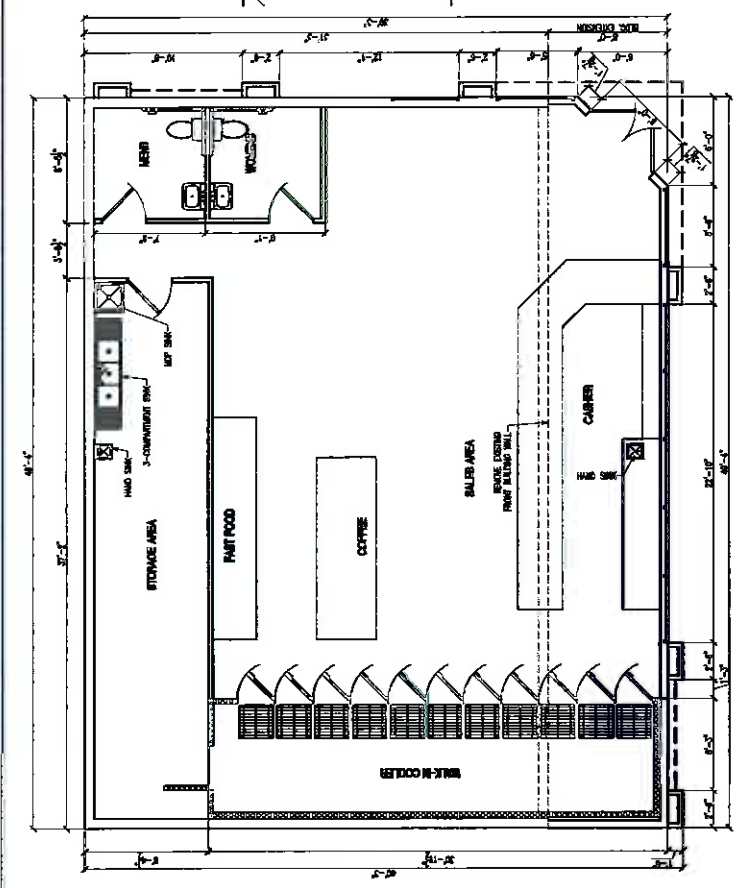
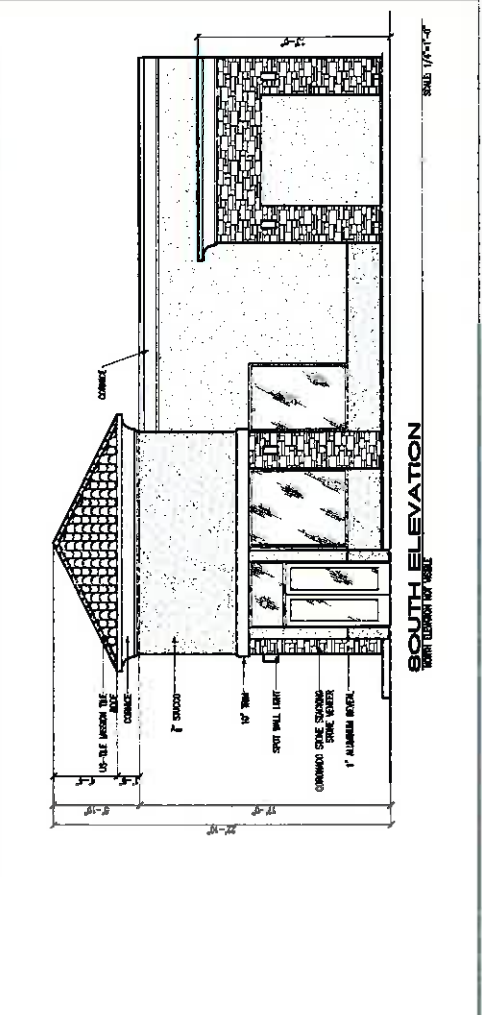
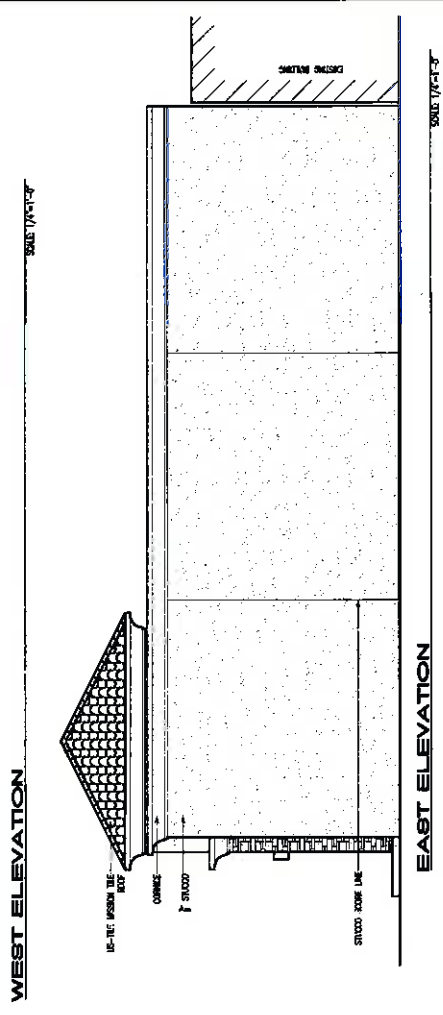
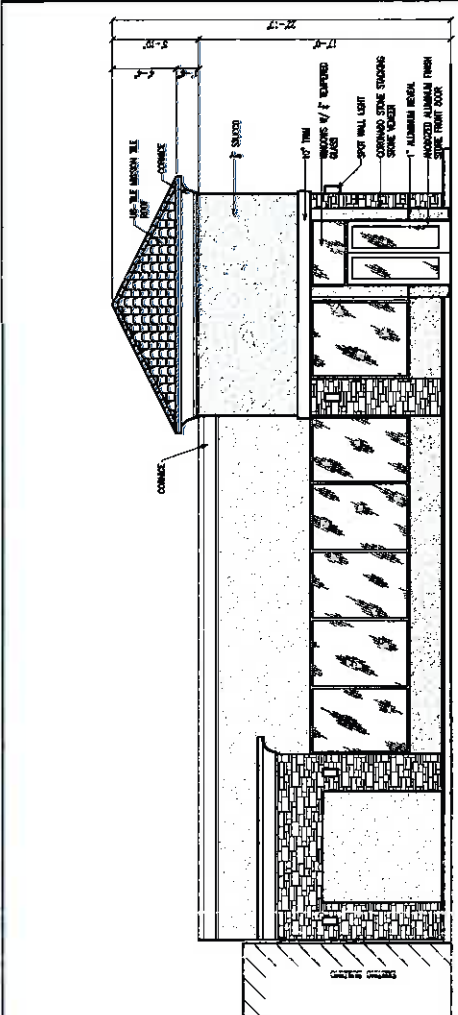
Know what's below. Call before you dig.



**CENTER STREET**  
 N89°56'55"E  
 917.03'









# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3761

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/Initial Study and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: July 12, 2018

Applicant/Project Sponsor: Saib Alrababi Date Submitted: July 12, 2018

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Dionne Harris Date: August 15, 2018

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

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

For additional information, please contact Dionne Harris at (951)955-6836.

Revised: 02/07/18  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42962 ZCFG06333

**FOR COUNTY CLERK'S USE ONLY**



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

**Environmental Assessment (E.A.) Number:** 42965  
**Project Case Type (s) and Number(s):** CUP03761  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dionne Harris  
**Telephone Number:** 951-955-6836  
**Applicant's Name:** Saib Alrababi  
**Applicant's Address:** 24020 New Hall Ave, Newhall CA 91321

**I. PROJECT INFORMATION**

**Project Description:** Conditional Use Permit No. 3761 proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("project"). The project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space. The project site consists of a closed prior auto repair facility, which will need to be partially demolished and refurbished for the gas station and convenience store.

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

**B. Total Project Area:** 0.28

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> .28	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 1,975	<b>Est. No. of Employees:</b> 5
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 247-042-017 and 247-042-022

**Street References:** The Project is located northerly of Center Street, and easterly of Iowa Avenue. The Project is within the Highgrove Area Plan.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township: 2 South Range: 4 West Section: 7

**E. Brief description of the existing environmental setting of the project site and its surroundings:**  
The project site lies in a relatively flat portion of the Highgrove area near the City of Riverside with an elevation of 916. There are commercial uses to the north, south, west, and single family residence to the east.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** Community Development: Commercial Retail (0.20-0.35 FAR)
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** This project is a commercial project and does not require open space elements. 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 fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users 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 analysis 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 project proposes a new construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with two (2) new underground fuel storage tanks, eight (8) pumps, and a 1,632 square foot canopy. There are no impacts to housing as a direct result of this project.
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):** Highgrove Area Plan

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

**D. Land Use Designation(s):** The project site has a land use designation of Community Development: Commercial Retail (0.20-0.35 FAR)

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

**F. Policy Area(s), if any:** Highgrove Community Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Highgrove Area Plan

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

3. **Land Use Designation(s):** Commercial Retail (0.20-0.35 FAR) to the north, south, east and west.

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

5. **Policy Area(s), if any:** Highgrove Community Policy Area

**H. Adopted Specific Plan Information**

- 1. Name and Number of Specific Plan, if any: N/A
- 2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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

6/30/2018

Date

Dionne Harris, Project Planner

Printed Name

For: Charissa Leach, P.E.

Assistant TLMA 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-6 "Scenic Highways"

Findings of Fact:

a). As indicated by Figure 6 "Scenic Highways" of the Highgrove Area Plan, the proposed project is not located within close vicinity of a designated scenic highway. As a result, the project will not have a substantial effect upon a scenic highway corridor. The project will have no impact.

b). The project site is located in an unincorporated area of Riverside County. The current site has been developed and consists of an auto repair facility that has been graded and asphalted. The proposed gas station and convenience store facility will not have The existing character of the project site is mainly commercial and the topography is relatively flat with elevations of the site range is approximately at 916 feet. Overall, the project site is not located within close vicinity to any scenic resources and as a result, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The majority of the surrounding area is already developed with similar commercial uses, and the project is located in close proximity to Interstate 215. The height of the structure will be less than 23 feet and would not create a significant blockage of any views to the surrounding area. The project will have a less than significant impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

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**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:

The proposed project is located 77.5 miles from the Mt. Palomar Observatory and located within Zone B of the Special Lighting Area. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. The closest sensitive receptor is within 50 feet of the project. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA, as any project would be required to do the same. The project would not result in any substantial sources of lighting or glare that would impact the surrounding residences. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no impact.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) Parcels to the north and south are for the purpose of commercial development. Therefore, the proposed project is not anticipated to impact agricultural uses within the vicinity.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The majority of the surrounding area has already been developed for similar uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) 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. The project will have no impact

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD Rule 403, Fugitive Dust. Based on CalEEMod, Version 2016.3.1. Air Quality Report, by LSA, April 18, 2018.



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

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP).

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans, population projections, and SCAQMD regulations. SCAQMD has established standards for air quality constituents generated by construction and operational activities for such pollutants as ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, and particulate matter (PM). SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin where the proposed Project is located has been designated nonattainment status for the federal and state standards for ozone and PM<sub>2.5</sub>, as well as the state standard for PM<sub>10</sub> and lead (California Air Resources Board, Area Designations Maps/State and National, June 2013).

The proposed Project does not conflict with or obstruct implementation of the applicable air quality plan as the project implementation will follow guidance and guidelines consistent with the applicable plans. As illustrated in the attached Air Quality report and the analysis provided below, the project will not result in any regional air quality impacts during either construction or operations, nor will it result in any localized air quality impacts to surrounding sensitive receptors. The project site is currently zoned for such a use, and was actually utilized as an auto repair facility in the past. Therefore, the project will not conflict with or obstruct the implementation of any applicable air quality plans and any impacts are considered less than significant.

**Table 1: Short-Term Construction Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Activities	2.39	20.98	16.82	0.03	1.79	1.33
SCAQMD Thresholds	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: Compiled by LSA Associates, Inc. (June 2017).

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during any painting of structures. In order to reduce these short-term construction related impacts, the project is required to comply with the SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such does not denote mitigation under CEQA. With the incorporation of the state's recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD regional threshold levels and, from a regional air quality perspective, 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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The emissions anticipated to be generated during construction were modeled based on anticipated construction phasing and the results were found to be below SCAQMD thresholds, thereby not having a significant impact as shown in Table 1 above. Regardless, the project construction will follow SCAQMD regulations including application of water during grading and a 15-miles per hour (mph) speed limit on unpaved surfaces, and watering a minimum of twice daily during construction operations. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the combustion of natural gas for space and water heating. Additionally, the structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC emissions. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The mechanized equipment associated with landscape maintenance also produces emissions. The air quality report concluded that all emissions are within their respective criteria and the impact is less than significant, as illustrated under Table 2 below.

**Table 2: Long-Term Operational Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.08	<0.01	0.31	<0.01	<0.01	<0.01
Energy Sources	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile Sources	1.75	6.59	11.78	0.29	1.88	0.53
<b>Total Emissions</b>	<b>1.78</b>	<b>6.60</b>	<b>11.79</b>	<b>0.29</b>	<b>1.88</b>	<b>0.53</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by ISA Associates, Inc. (June 2017)

d-e) 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. Other major sources of particular emissions that may be harmful to sensitive receptors include consumer gas stations, such as the proposed project, due to the exposure of sensitive receptors to benzene. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes the new construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. Single-family residential uses are located to the east of the project site. Pursuant to the SCAQMD screening tables related to risks due to gasoline dispensing stations, estimated cancer risks for sensitive receptors located within 25 meters of a fueling station, have a theoretical cancer rate of 4.13 in one million, which is well below the impact threshold of 10 in one million. The air quality report determined that the project is not anticipated to generate significant odors or substantial point source emissions and impacts to sensitive receptors will be less than significant. Therefore, this impact is considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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roadways may result. Such brief exhaust odors are an adverse, but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

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

**Source:** Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

**Findings of Fact:**

**a-g)** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan and the Highgrove Area Plan. The project site is not located within a Criteria Cell.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The entire project site has already been developed for prior auto repair facilities. The entire site has been asphalted. There are no open space areas in the surrounding project area and no chance for the proposed project to degrade any biological resources or open space areas. There is no vegetation or landscaping on site, so no potential for nesting species could occur. 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 will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Wildlife Service.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. Therefore, no impact will occur as a result of the proposed project.

**6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools**

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. No additional surveys are required. The project is consistent with Section 6.1.2 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

**6.3.2 Additional Survey Needs and Procedures**

The project site does have additional survey requirements for amphibians, mammals, or criteria area species.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

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
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**CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist, it has been determined that the project site does not contain any historical resources. The structure that exists onsite possess no unique architectural qualities or historic significance. Therefore, the project would not alter or destroy or cause a substantial adverse change to the significance of a historical site because there are none present. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source: Project Application Materials; EIC-RIV-ST-4002 Cultural Resource Records Search for CUP03761.

Findings of Fact:

a) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Further, the project will not impact archaeological resources since prior grading and asphaltting of the project site has eliminated any potential for impacts to buried archaeological resources. The project will not impact an archaeological site because there are no archaeological sites present. Therefore, there will be n impacts in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There will be no substantial adverse change in the significance of an archaeological resource because there are no archaeological resources present. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRIBAL CULTURAL RESOURCES** Would the project

**10. Tribal Cultural Resources**

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

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

Source: Tribal Consultation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), on November 15, 2016 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52. A letter requesting consultation was received from the Soboba Band of Luiseno Indians dated December 14, 2016. A face-to-face consultation was held with Soboba on February 16, 2017. Soboba requested that conditions of approval for human remains and unanticipated resources be attached to the project. AB52 consultation was concluded the same day.

A request to consult was received from the Morongo Band of Mission Indians dated November 15, 2016. The response also had a request that the Tribe be provided the record search results. Consultation was initiated on December 20, 2016. Morongo was provided with the record search results on February 24, 2017. A follow-up email was sent to the Tribe on April 5, 2017. A response was received the next day requesting that Morongo be named in the unanticipated resources condition and contacted in the event anything is discovered during grading activities. Planning agreed to this and sent Morongo the conditions of approval the same day. Consultation was also concluded on April 6, 2017.

A response was received from the San Manuel Band of Mission Indians dated December 22, 2016 requesting that conditions of approval be imposed on the project dictating procedures to be taken in the event that unanticipated resources or human remains are discovered during grading. Planning told San Manuel that every project has these conditions of approval applied. The conditions of approval were sent to San Manuel on December 22, 2016 and consultation was concluded on the same day. No tribal cultural resources were identified by any of the Tribes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PALEONTOLOGICAL RESOURCES**

**11. Paleontological Resources**

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

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

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The project site has already been graded and the entire site asphalted as part of the prior onsite use. The proposed project site/earthmoving activities will have a less than significant impact on this resource. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. The impact to undiscovered paleontological resources will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is not located within proximity to an Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all commercial developments, coupled with the fact that no significant environmental impacts related to geologic risks are anticipated, the requirements are not considered unique mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>13. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologist's Comments

Findings of Fact: a) According to the consulting geologist for the project, and based on the dense nature of earth materials underlying the site and an estimated groundwater depth of 111 feet, the potential for liquefaction at the site is considered low. According to RCLIS (GIS database), the site is mapped within an area with low potential for seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>14. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologist's Comments

Findings of Fact: The proposed project site is located in seismically active Southern California. With the incorporation of CBC requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Landslide Risk**

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

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

Findings of Fact:

a) According to the General Plan and the project consulting geologist, the project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Ground Subsidence**

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

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

Findings of Fact: The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, coupled with the lack of potential physical environmental impacts due to geologic hazards, they are not considered mitigation for CEQA implementation purposes. In addition, the project geologist concluded that unfavorable ground subsidence is not anticipated. Therefore, impacts will be less than significant.

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

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

**17. Other Geologic Hazards**

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

**Findings of Fact:** The Project site is more than 25 miles from the Pacific Ocean at an elevation of approximately 913 feet (msl) and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The project site is not located within a Dam Inundation Zone, nor is it located within FEMA Flood Zone or a 100-Year Flood Zone. Due to the relatively flat topography of the project site and surrounding areas, there is no potential for the project site to be impacted by mudflow hazards. The project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, there will be impacts .

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

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

**18. Slopes**

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

**Source:** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geologist's Comments

**Findings of Fact:** According to the Project Geologist, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. Furthermore, proposed grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. Therefore, impacts will be less than significant.

	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.

<b>19. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Proposed grading activities associated with the project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to requirements of the State Water Resources Control Board, the project applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the project. As part of the requirements of Chapter 15.12, the project applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during project operation would be indirect effects from storm water discharged from the property. Because the project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the project geologist, laboratory tests of on-site soil samples indicate the expansion potential of surface soils across the site is generally very low, with an expansion index value of 20 or less, and a plasticity index of less than 15. In addition, foundations and slabs should be designed in accordance with structural considerations and applicable CBC guidelines for commercial construction. Therefore, there would be no impact.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. 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: U.S.D.A. Soil Conservation Service Soil Surveys

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. Therefore, there will be a less than significant impact.

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. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Climate Action Plan

Findings of Fact:

This section analyzes the project’s contribution to global climate change impacts by evaluating the Project’s contribution of greenhouse gas (GHG) emissions. The primary GHG of concern is carbon dioxide (CO<sub>2</sub>), which represents the majority (greater than 99 percent) of proposed project-related emissions.

To address the State’s requirement to reduce GHG emissions, the County prepared the 2015 Climate Action Plan (CAP) with the target of reducing GHG emissions within the unincorporated County by 15 percent below 2008 levels by the year 2020, which is the identified reduction required for new developments. The County’s target is consistent with the AB 32 target and ensures that the County is providing GHG reductions locally that will complement the State and international efforts of stabilizing climate change.

The County determined the size of development that is too small to be able to provide the level of GHG emission reductions expected from the Screening Tables or alternate emission analysis method. To do this the County determined the GHG emission amount allowed by a project such that 90 percent of the emissions on average from all projects would exceed that level and be “captured” by the Screening Table or alternate emission analysis method. The 3,000 MT CO<sub>2</sub>e per year value is the low end value within that range rounded to the nearest hundred tons of emissions and is used in defining small projects that are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis used in the County CAP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) A variety of emissions were evaluated for analyzing generation of greenhouse gas (GHG) emissions from the proposed project during construction and operation. Operational emissions were further evaluated to include areas source, energy, vehicular (mobile), off-road, stationary, solid waste, water, and other emission sources of GHG emissions. The total emission from all the above sources result in an annual GHG emissions of 473.31 MT CO<sub>2</sub>e, which is less than the County CAP's 3,000 MT CO<sub>2</sub>e per year screening threshold shown in Table 3. Therefore, the increase in GHG emissions would not be cumulatively considerable, and the impact would be less than significant. No mitigation measures would be required.

**Table 3: Greenhouse Gas Emissions**

Source	Pollutant Emissions (MT/yr)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<b>Gasoline Service Station with eight pumping positions</b>						
Area Sources	<0.01	<0.01	<0.01	0.00	0.00	<0.01
Energy Sources	0.00	5.68	5.68	<0.01	<0.01	5.71
Mobile Sources	0.00	463.77	463.77	0.03	0.00	464.62
Waste Sources	0.87	0.00	0.87	0.05	0.00	2.17
Water Usage	0.03	0.67	0.71	<0.01	<0.01	0.82
Total Emissions						<b>473.31</b>
CAP Screening Thresholds						<b>3,000</b>
Significant?						<b>No</b>

Source: Compiled by LSA (June 2017).

There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. Because the project's operational year in 2018, the project aims to reach the quantitative goals set by AB 32. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed Project does not conflict with those plans and regulations.

The County of Riverside has adopted policies and programs in its General Plan to promote the use of clean and renewable energy sources, facilitate alternative modes of transportation, and for the sustainable use of energy. The County CAP, described above, was adopted by the Board on December 8, 2015. In particular, the CAP elaborates on the County General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County. The 2015 CAP is used as the baseline for the evaluation of consistency with applicable GHG plans, policies, or regulations. The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The County CAP identifies three main goals which are to: provide a list of specific actions that will reduce GHG emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefits to the community at the least cost; reduce emissions attributable to the County to levels consistent with the target reductions of AB 32; and establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA. Because GHG emissions are only important in the context of cumulative emissions, the focus of the analysis is on answering the question of whether incremental contributions of GHGs are a cumulatively considerable contribution to climate change impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County CAP has incorporated the measures identified in the CARB Scoping Plan as a means for reducing GHG emissions. The project is consistent with the CARB Scoping Plan Policies and County CAP. Therefore, a less-than-significant impact related to consistency with plans, policies, or regulations for reducing GHG emissions will occur.

As previously discussed, the County CAP applies a screening threshold of 3,000 MT CO<sub>2</sub>e per year to comply with the reduction goals of AB 32. The proposed project's increase in GHG emissions would be less than County's screening threshold. Therefore, the project would be consistent with the County CAP. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This would represent a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b>	Would the project			
<b>23. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes a convenience market and gas station. The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment due to the transport, use, or disposal of hazardous materials or 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. The Environmental Health Department has required report that soil sampling and analysis prior to grading of the site. A work plan shall be submitted to Riverside County Environmental Health Department for review and approval prior

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to conducting the Phase II Environmental Assessment. (COA. 60. E HEALTH) The Department of Environmental Health has required a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials to be provided. (COA 90.E HEALTH) This is a standard condition for any similar project and is not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there is no impact.

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, there is no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. The project site is not identified as a potential cleanup site on the EnviroStor website (<https://www.envirostor.dtsc.ca.gov/public/>), nor is it located in close proximity to any such site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore, the project will not require review by the Airport Land Use Commission. The closest airport is a small public-use airport (Flabob Airport), located approximately 4 miles southwest of the site. Therefore, there is no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Hazardous Fire Area**

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

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

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Department requirements and all buildings constructed on this property must comply with the all construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. Water Quality Impacts**

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

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

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

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

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

Findings of Fact:

a) The project site is .28 gross acre site with the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption. The proposed project presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from any ordinary storm flood hazards. (COA. 60. TRANS) Therefore, the project 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. The impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. The propose project has two water quality bioretention basins. The bioretention basins with an underdrain are utilized for areas with low permeability native soils or steep slopes where the underdrain system that routes the treated runoff to the storm drain system rather than depending entirely on infiltration. The standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. The impact is considered less than significant.

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 considered less than significant.

d) The project site presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA. 60. TRANS).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e-f) The project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no impact.

g-h) The project site is .28 gross acre site with the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption. The project will not substantially degrade water quality. The project will include two new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Floodplains**

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The project site presently drains in a sheet flow manner in an east to southwest direction. No watercourses are directly affected by the site. The proposed drainage system associated with the grading plan is consistent with the natural drainage pattern of the site. During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. The Project Specific Water Quality Management Plan created for the gas station and convenience store will require two bioretention drainage facilities. The proposed building pad locations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are located near a 100-year flood plain. Conditions of approval and compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

b) The project proposes minimal amount of impervious surfaces in the form of driveways and structures. The existing absorption rates and the amount of runoff not would be affected. The site is currently entirely asphalted. Therefore, the impacts would be minimal based on the lot having an existing building and covered with impervious surfaces. Therefore, impacts are less than significant.

c) The project shows the drainage patterns will perpetuated the natural flow of the area. The project site is not located in an area susceptible to the impacts of the failure of a levee or a dam. Therefore, impacts are less than significant.

e) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Existing storm drain infrastructure already exists in the area and the proposed project will not contribute any greater amount of stormwater than already occurs under the existing conditions. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**28. Land Use**

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

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

Findings of Fact:

a) The project proposes a convenience market with a gas station. The project site is currently designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) on the Highgrove Area Plan. Commercial retail uses at a neighborhood, community and regional level, and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Further, the prior use at the site was an auto repair facility. Therefore, impacts are less than significant.

b) The project is located within the City of Riverside sphere of influence. The project was sent to the City of Riverside for comments on November 1, 2016, however there have not been comments received as of the writing of this report. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries, due this project being infill development. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.



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

<b>29. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Scenic Highway Commercial (C-P-S). The proposed project meets the development standards of the (C-P-S) zoning classification. The proposed uses, convenience store, including the sale of motor vehicle fuel with sale of beer and wine for off-site premises consumption, is subject to approval of a conditional use permit in the C-P-S zone. Therefore, impacts are less than significant.

b) The surrounding zoning is Scenic Highway Commercial (C-P-S) to the north and west, Commercial Office to the south and east. The gas station with convenience store project within this commercial zone is compatible with the surrounding zoning commercial classifications. Therefore, impacts are less than significant.

c) The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and surrounding properties are designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) to the north, east, west, and south. There are existing commercial uses surrounding the project site. Further, the existing site was previously utilized as an auto repair facility. The project is compatible with existing and planned surrounding land uses. Therefore, impacts are less than significant.

d-e) The project is consistent with the Commercial Retail (CR) land use designation, the goal is "local and regional serving retail and services uses", the proposed project is a retail use. The project is consistent with the Highgrove Community Policy Area of the General Plan by the implementation of the bicycle racks and pedestrian access from the sidewalks to the convenience store. In addition, the project will not disrupt or divide the physical arrangement of an established community. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MINERAL RESOURCES** Would the project

**30. Mineral Resources**

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

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

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

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Therefore, there is no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) The proposed project is not adjacent to a State classified or designated area or existing surface mine resource. Therefore, there is no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned 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

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

**31. 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. The closest airport is Flabob Airport located approximately 4 miles from the project site. Therefore, there is no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**32. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

The project site is not located adjacent to a railroad line.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

**Findings of Fact:** The project site is located adjacent to I-215. However, the project is for a convenience market with a gas station that does not create a noise sensitive use. The existing highway noise will have no impact on the project.

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

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

<b>34. Other Noise</b>				
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

**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 significant impact.

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

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

<b>35. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. The project is within 0.25 mile of the existing Interstate 215 and directly adjacent to Iowa Avenue, which is a 'Major Highway'. Given the number of existing service stations in the area, the project will serve already existing traffic from Iowa Avenue, Center Street, and Interstate 215 and will not significantly draw in new traffic sources that would contribute to ambient noise. Generally along a 'Major Highway' the acceptable dBA is between 65 and 75 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. The project will follow the County of Riverside's polices of the Noise Element for hours of operation to prevent excessive noise impacts. Noise generated by construction equipment can reach high levels; however Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. However, 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. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

b) The proposed project is the construction of a 76 Gas Station and 1,975 square foot convenience store. While the use may generate noise due to vehicular traffic the anticipated noise level will not be in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project is located in a mostly developed in a commercial and medium density residential are. The project is also in close proximity of the Interstate 215 of the County with many sources of exterior noise. Residential land uses are adjacent to the project site to the east, commercial uses to the north, west and south of the Project site. The Project site is located at the intersection of a Major and Secondary Highway. The impact will be less than significant.

d). The proposed project may create excessive ground-borne vibration or noise above existing levels during construction. As mentioned in 34.b above, Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

b) The proposed project will not create a demand for additional housing. The project will serve existing residences in the area, as well as pass-by traffic along Interstate 215. Therefore, there is no impact.

c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.

e-f) The project proposes a convenience market and gas station and will not increase the population of the area beyond that which was already accounted for when the property was subdivided. Therefore, there is no impact.

The project will not induce substantial population growth in an area.

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:

<b>37. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

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

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of the Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is less than significant.

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

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

<b>38. Sheriff Services</b>	<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 Riverside County Sheriff’s Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for Sheriff Services in the project area; however, due to its limited size and the type of services provided, the proposed project will not create a significant impact on sheriff services. Riverside County’s development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to the issuance of building permits. This is a standard condition of approval and is not considered mitigation under CEQA. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

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

<b>39. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside Unified School District correspondence, GIS database

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for commercial uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**40. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have no impacts on library resources because it will not generate traffic for this particular use. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**41. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant on health services and no mitigation measures are required. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**RECREATION**

**42. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) The project will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The project will not increase greater numbers of residences or cause other potential impacts to any recreational areas. The project site is not located within County Service Area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>43. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>TRANSPORTATION/TRAFFIC</b>	Would the project			
<b>44. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The Transportation Department's Traffic Impact Analysis Preparation Guidelines allows use cases of one acre or less to be exempt from preparing a traffic study. Since this project is less than 1-acre in development size, as well as likely contributing less than 100 traffic trips during the peak hours, the project was exempt from the traffic impact analysis requirements pursuant to Exhibit A of the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide. Additionally the existing roadways in the area are improved with full-width AC pavement, curb, gutter, and sidewalk. The adjacent intersection is also controlled with a traffic signal. The project is located on the corner of Center Street and Iowa Avenue. As discussed within the Highgrove Area Plan, improvements to this intersection which were associated with the widening of Interstate 215, were recently completed. This project will not have a significant impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. Therefore, the impact is considered less than significant.

b) This existing project is primarily built-out and will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project does not exceed the parking standards based on the provision of spaces that are required per the County's parking requirements. 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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- c) This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will not increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) No additional road improvements will be required at this time along Center Street and Iowa Avenue due to existing improvements. Therefore, this project will not result in any new or altered maintenance of roads. The project will have no impact.
- g) As existing improvements are in place on Center Street and Iowa Avenue, this project is not anticipated to cause an effect upon circulation during the project's construction. The project will have no impact.
- h) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). The Policy HAP 4.4 .a. states, A Class II facility on Center Street, from Iowa Avenue to Michigan Avenue and d. A Class II facility on Iowa Avenue, from Main Street to the City of Riverside's incorporate limits. The curb, gutter, and sidewalk have already been constructed and the applicant would not be required to provide a Class II Bike Facility. There will be less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**45. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. The curb, gutter, and sidewalk have already been constructed and the applicant would not be required to provide a Class II Bike Facility. Therefore, the impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require in the construction of new water treatment facilities. The project will require the expansion of existing facilities to connect to the City of Riverside's water and sewer. The applicant provided a water will-serve letter to the Environmental Health Department. The impacts will be less than significant.

b) City of Riverside requires the project to connect to the water and sewer service. The City of Riverside has water sewer along Center Street. The Riverside Public Utilities Department is prepared to offer water service to the above referenced property upon completion of financial arrangements and compliance with the Department's Rules and Regulations for the installation of water facilities. The impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) According to the City of Riverside's Will Serve letter dated September, 18 2017 the project will be required to be on sewer. This existing project is primarily infill and does not require construction of new wastewater treatment facilities and not 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. The impacts are considered less than significant.

b) The City of Riverside Environmental Services has agreed in writing to furnish domestic water to the proposed development. The source of domestic water will be provided from an existing water line

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located within an adjacent street. No expanded entitlements will be required. This existing project is primarily developed and will have no impact on 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. The impacts are considered less than significant..

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

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

**48. Solid Waste**

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

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

**Source:** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a-b). The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

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

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

**49. Utilities**

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

a) Electricity?	<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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Staff Review

Findings of Fact:

a-g) The project will not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source:

Findings of Fact:

The proposed project would meet all requirements of Title 24 and any additional provisional requirements in order to assure that operation of the project would not conflict with adopted energy conservation plans. The project would be required to maintain consistency with all Riverside County policies related to energy conservation including Policy H-4, Conservation of Energy and Policy H-29, Sustainable Building Policy. Therefore, no significant impact related to energy conservation will occur. No other issues have been identified during the review of this project and the preparation of this environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

**51. Other:**

Source: Staff review

Findings of Fact:

No other issues have been identified during the review of this project and the preparation of this environmental assessment.

	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.

**MANDATORY FINDINGS OF SIGNIFICANCE**

52. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

53. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. With the incorporation of mitigation measures and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: N/A

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

*Juan C. Perez  
Agency Director*



03/20/18, 4:23 pm

CUP03761

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03761. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1           AND - Preamble

The following requirements are included as part of the approval for Conditional use Permit No. 3761 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property."

Advisory Notification. 2           AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 2nd District Design Guidelines 2. County Wide Design Guidelines and Standards

Advisory Notification. 3           AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) EXHIBIT A (Site plan), Exhibit A, Amended No.3, dated November 1, 2017. EXHIBIT B(Elevations) , Exhibit B, Amended No.1, dated November 1, 2017. EXHIBIT C (Floor Plans), Exhibit C, Amended No.1, dated November 1, 2017.

Advisory Notification. 4           AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA) 2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance (cont.)

(Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements} • Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements} • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 655 (Regulating Light Pollution) {Geographically based} • Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • Ord. No. 857 (Business Licensing) {Land Use Entitlements} • Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements,        • Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based} • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5            AND - Project Description & Operational Limits

The use hereby permitted is for the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("Project"). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space.

### BS-Grade

BS-Grade. 1                            0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2                            0010-BS-Grade-USE - DUST CONTROL



















**ADVISORY NOTIFICATION DOCUMENT**

Planning-All

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

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 CUP03761 or its associated environmental documentation; 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 CUP03761, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                      0015 - Transportation - Landscape Requirement (cont.)

Transportation. 1                      0015 - Transportation - Landscape Requirement

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,
- 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.

Transportation. 2                      COUNTY WEB SITE

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.

Transportation. 3                      STD INTRO (ORD 460/461)

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

**ADVISORY NOTIFICATION DOCUMENT**

## Transportation

Transportation. 3                    STD INTRO (ORD 460/461) (cont.)  
all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

## Waste Resources

Waste Resources. 1                    0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2                    0010-Waste Resources-USE - HAZARDOUS MATERIALS

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.

Waste Resources. 3                    0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.



Plan: CUP03761

Parcel: 247042022

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Plan: CUP03761

Parcel: 247042022

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

E Health

060 - E Health. 1                      0060-E Health-USE - ECP CLEARANCE                      Not Satisfied

RCDEH-ECP has reviewed the "Phase I Environmental Site Assessment" report prepared by Environ Phase Consulting Co. dated August 7, 2017. Based on the past land use as an auto repair facility and possible service station Environ Phase Consulting recommends a Phase II Environmental Site assessment that includes soil borings, sampling, and chemical analysis of chlorinated and oxygenated VOCs, PCB, and TPH-(gasoline, diesel, oil). RCDEH-ECP concurs with conclusions of the report that soil sampling and analysis is required. A work plan shall be submitted to RCDEH-ECP for review and approval prior to conducting the Phase II Environmental Site Assessment. For Additional information contact RCDEH-ECP at (951) 955-8980.

Planning

060 - Planning. 1                      0060-Planning-USE - PALEO PRIMP/MONITOR                      Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1.Description of the proposed site and planned grading operations. 2.Description of the level of monitoring required for all earth-moving activities in the project area. 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8.Procedures and protocol for collecting and processing of samples and specimens. 9.Fossil identification and curation procedures to be employed.



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 FINAL WQMP (cont.) Not Satisfied

R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The Project-Proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4 REVISE STREET IMPROVEMENT PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check Policies and Guidelines" manual available on the Internet at :

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

If you have any questions, please call the Plan Check Section at (951) 955 6527.

060 - Transportation. 5 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the project proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both on-site and off-site property.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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80. Prior To Building Permit Issuance

BS-Grade

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

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE - ECP CLEARANCE                      Not Satisfied

RCDEH-ECP has reviewed the "Phase I Environmental Site Assessment" report prepared by Environ Phase Consulting Co. dated August 7, 2017. Based on the past land use as an auto repair facility and possible service station Environ Phase Consulting recommends a Phase II Environmental Site assessment that includes soil borings, sampling, and chemical analysis of chlorinated and oxygenated VOCs, PCB, and TPH-(gasoline, diesel, oil). RCDEH-ECP concurs with conclusions of the report that soil sampling and analysis is required. A work plan shall be submitted to RCDEH-ECP for review and approval prior to conducting the Phase II Environmental Site Assessment. For Additional information contact RCDEH-ECP at (951) 955-8980.

080 - E Health. 2                      0080-E Health-USE - FOOD PLANS REQD                      Not Satisfied

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

Fire

080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. 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."

080 - Fire. 2                      0080-Fire-USE\*-#51-WATER CERTIFICATION                      Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Planning

080 - Planning. 1                      0080-Planning-USE - CONFORM TO ELEVATIONS                      Not Satisfied

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

080 - Planning. 2                      0080-Planning-USE - CONFORM TO FLOOR PLANS                      Not Satisfied

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

080 - Planning. 3                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

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



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING (cont.)                      Not Satisfied  
    Department approval.

080 - Planning. 4                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied

    Impacts to the Riverside School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1                      ANNEX L&LMD/OTHER DIST                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Iowa Avenue and Center Street.
2. Street lights

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89 1 C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2                      ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 3                      IMPLEMENT WQMP                      Not Satisfied

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 4                      LANDSCAPING                      Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Iowa Avenue and Center Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 5                      LIGHTING PLAN                      Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 LIGHTING PLAN (cont.) Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 6 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED (cont.) Not Satisfied

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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 8 LSP - LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

080 - Transportation. 9 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

080 - Transportation. 10 UTILITY PLAN Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) (cont.)                      Not Satisfied  
disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1.Requesting and obtaining approval of all required grading inspections. 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any 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.

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457. 1. Sub-grade inspection prior to base placement. 2. Base inspection prior to paving. 3. Precise grade inspection of entire permit area. a. Inspection of Final Paving. b. Precise Grade Inspection. c. Inspection of completed onsite storm drain facilities. d. Inspection of the WQMP treatment control BMPs.

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality







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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3                      LANDSCAPING COMM/IND (cont.)                      Not Satisfied  
    contacting the Transportation Department at (951) 955 6767.

090 - Transportation. 4                      LANDSCAPING                      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights of way, (or within easements adjacent to the public rights of way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Iowa Avenue and Center Street.

090 - Transportation. 5                      LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 6                      LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 7                      SIGNING & STRIPING                      Not Satisfied

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

090 - Transportation. 8                      STREET LIGHT AUTHORIZATION                      Not Satisfied

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

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 9                      STREET LIGHTS INSTALL                      Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

090 - Transportation. 10                      UTILITY INSTALL                      Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 UTILITY INSTALL (cont.) Not Satisfied

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

090 - Transportation. 11 WQMP COMPLETION Not Satisfied

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

090 - Transportation. 12 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 13 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy 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. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: November 14, 2016

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
California Department of Fish and Wildlife

Riv. Co. Building & Safety – Plan Check  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
United States Fish and Wildlife Service  
South Coast Air Quality Management District

Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Riverside City Sphere of Influence  
Western Municipal Water District (WMWD)

**CONDITIONAL USE PERMIT NO. 3761 – EA42962** - Applicant: Saib Alrabadi - Engineer/Representative: CJC Design Inc. – Owner: Abov Bakr Almed - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 \*FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 76 Gas Station with a 1,600 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with two (2) new underground fuel storage tanks, four (4) pumps, and a 1,632 square foot canopy. The project also provides 7 standard parking spaces and one (1) accessible parking space. - APNs: 247-042-017 and 247-042-022 – Related Cases: N/A. **BBID: 047-472-185 UPROJ CASE: CUP03761**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 17, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*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.*

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Dionne Harris, Project Planner, at (951) 955-6836 or e-mail at [dharris@rctlma.org](mailto:dharris@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*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.*



---

## Letter of Acknowledgement,

9/27/2017

I Saib Alrabadi the applicant for the project CUP03761, located at 290 Iowa Ave, Riverside CA. I acknowledge, that I must perform a Phase II Environmental Assessment. The sampling will take place after the removal the hoist. Due to the prior use of the auto repair and maintenance shop. I agree to clean up all oils if needed.

Thank you,

Saib Alrabadi

A handwritten signature in blue ink, appearing to read 'Saib Alrabadi', is written over a horizontal line. The signature is stylized and somewhat cursive.

---

# Saib Alrabadi

---

5/16/18

Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

Subject: Iowa Avenue 76 station @ 290 Iowa Avenue, Riverside, CA 92807

Dear City Planning personnel:


This letter is to request a modification to Riverside County Planning Parking requirement standards.

The Parking Standard for our convenience store requires that the proposed development provide 1 space per 200 sq. ft. of gross floor area. 1 space per 200 sq. ft. of gross floor area yields a requirement of 10 spaces based on the proposed retail building of 1,975 sq. ft.

The development has 3 regular spaces and 1 accessible parking space, with 8 fueling spaces totaling allowing 12 parking spaces.

Please contact us if you have any additional questions.

Sincerely,



Saib Alrabadi

Business owner



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA E-MAIL AND USPS:

March 27, 2018

[dharris@rivco.org](mailto:dharris@rivco.org)

Dionne Harris, Urban Regional Planner II  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502

## **Negative Declaration (ND) for the Proposed Conditional Use Permit No. 3761 - EA42962<sup>1</sup>**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is meant as guidance for the Lead Agency and should be incorporated into the Final ND.

### Project Description

The Lead Agency proposes to construct a gas station with eight pumps (Proposed Project). The Proposed Project will also include construction of a 1,975-square-foot convenience store, two underground fuel storage tanks, and a 1,632-square-foot canopy on 0.28 acres. Based on a review of aerial photographs, SCAQMD staff found that the Proposed Project is surrounded by commercial uses to the north, west, and south. Residential dwellings are located in proximity to the east and southeast.

### Air Quality Analysis

In the Air Quality analysis, the Lead Agency found that the Proposed Project's regional operational air quality impacts would be less than significant. However, the Air Quality analysis did not conduct operational emissions analysis from ROG that will be generated from storage tanks and the fueling process, which has likely led to an under-estimation of the Proposed Project's operational air quality impacts. It is important to note that while CalEEMod<sup>2</sup> quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, CalEEMod does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Therefore, it is recommended that the Lead Agency quantify operational stationary source emissions and include the gasoline fueling emissions in the Final ND. In the event that the Lead Agency finds, after revising the Air Quality analysis, that the Proposed Project's operational emissions would exceed SCAQMD's regional air quality CEQA significance thresholds for operation<sup>3</sup>, SCAQMD staff recommends that the Lead Agency consider mitigation measures to reduce those impacts to the maximum extent feasible in accordance with the CEQA Guidelines Sections 15070 to 15075 and 15126.4.

### Permits and Compliance with SCAQMD Rules

Since the Proposed Project is a gasoline service and dispensing facility, a permit from the SCAQMD would be required, and the SCAQMD should be identified as a Responsible Agency under CEQA for the Proposed Project in the Final ND. The Final ND should also demonstrate compliance with applicable SCAQMD Rules, including, but are not limited to, Rule 201 – Permit to Construct, Rule 203 – Permit to

<sup>1</sup> On November 17, 2016, SCAQMD staff provided comments on the Site Plan for the Proposed Project, available at: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2016/november/pccup3761.pdf>

<sup>2</sup> CalEEMod incorporates up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and is available free of charge at: [www.caleemod.com](http://www.caleemod.com)

<sup>3</sup> South Coast Air Quality Management District. SCAQMD's CEQA Regional Pollutant Emissions Significance Thresholds. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>

Operate, and Rule 461 – Gasoline Transfer and Dispensing. Should there be any questions on permits, please contact the SCAQMD’s Engineering and Permitting staff at (909) 396-3385. For more general information on permits, please visit SCAQMD’s webpage at: <http://www.aqmd.gov/home/permits>.

#### Guidance Regarding Gasoline Dispensing Facilities Sited Near Sensitive Receptors

Based on a review of the Project Description and aerial photographs, SCAQMD staff found that residential uses are located in proximity to the Proposed Project to the east and southeast. SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*<sup>4</sup> in 2005. Additionally, the California Air Resources Board’s (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*<sup>5</sup> recommends avoiding the siting of housing within 300 feet of a large gas station or 50 feet for a typical gas station. In April 2017, CARB released a Technical Advisory as a supplement to this Handbook<sup>6</sup>. These guidance documents provide recommendations that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review and consider these guidance documents when making local planning and land use decisions.

#### Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the ND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final ND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) if you have any questions.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC180308-04

Control Number

---

<sup>4</sup> South Coast Air Quality Management District. May 2005. “Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning” Accessed at: <http://www.aqmd.gov/home/library/documents-support-material/planning-guidance/guidance-document>.

<sup>5</sup> California Air Resources Board. April 2005. “Air Quality and Land Use Handbook: A Community Health Perspective.” Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>.

<sup>6</sup> California Air Resources Board. April 2017. “Technical Advisory: Strategies to Reduce Air Pollution Exposure near High-Volume Roadways.” Accessed at: <https://www.arb.ca.gov/ch/landuse.htm>.

## CLAYSON, BAINER & SAUNDERS

A PROFESSIONAL LAW CORPORATION  
CLAYSON LAW BUILDING  
631 SOUTH MAIN STREET  
CORONA, CALIFORNIA 92682  
POST OFFICE BOX 1447  
CORONA, CALIFORNIA 92878-1447  
TEL (951) 737-1910  
TEL (951) 689-7241

ROLAND C. BAINER  
DAVID R. SAUNDERS  
EMILY C. MEESON

WALTER S. CLAYSON  
1887 - 1972  
E. SPURGEON ROTHROCK  
1918 - 1979  
DERRILLE YAEGER  
1927 - 2010  
ROY H. MANN  
1923 - 2018  
FAX (951) 737-4364

April 18, 2018

Dionne Harris  
Planning Department  
County of Riverside  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: CUP 3761

Dear Ms. Harris:

Thank you for meeting with Attallah Abugherir, Alex Irshaid and myself on March 29, 2018. This letter confirms the deficiencies in the current revision of CUP 3761.

1. The proposed number of vehicle parking spaces is insufficient. According to Ordinance No. 348.4857, Section 18.12 OFF STREET VEHICLE PARKING; GENERAL COMMERCIAL/RETAIL USES; general retail; including, but not limited to, freestanding convenience markets, liquor stores and supermarkets requires that the proposed development provide 1 space/200 sq. ft. of gross floor area. 1 space/200 sq. ft. of gross floor area yields a requirement of 10 spaces based on the proposed retail building of 1,975 Sq. Ft. The project proposes 4 spaces, a deficit of 6 spaces. The applicant used the wrong standard for automobile service station (4 spaces) which does not apply because the service station does not have service bays. Additionally, the use of the Alternative Parking option to reduce the number of required parking spaces by installing 15 bicycle parking should not be applicable in this case because this project is not located in a heavily used for pedestrian traffic.

2. Certain parking spaces are too small. 90 degree regular parking stalls must be a minimum of 9 feet x 18 feet and end stalls to be 11 x 18 feet. The project does not meet the requirement.

3. Aisle width must be 24 feet wide is required to allow 2-way traffic and maneuverability of backing up. This may cause a safety concern. The project does not meet the requirement. The two fueling position facing the corner of Iowa Avenue and Center Street are too close to the proposed corner planter and cars appear to be overhang the planter. There is no space to allow a passage on the side of the parked cars while fueling.



4. All planters located adjacent to end parking spaces must have a six-inch high curb and a 12-inch wide concrete side step. The project does not meet the requirement.

5. The landscape planters are too small. Planters adjacent to residential uses and adjacent to public road rights-of-way must be at least 5-feet wide and no smaller than 25 sf. The project does not meet this requirement.

6. Parking area to be shaded, 05-24 spaces require 30% minimum percentage of parking area to be shaded. The project does not meet the requirement.

7. General planter provisions, A planter at least five feet wide shall be provided adjacent to all public road right-of-way. 3' wide planter is being proposed along Iowa Avenue. The project does not meet the requirement.

8. General planter provisions, A planter at least five feet wide shall be provided adjacent to properties used for residential purposes and/or zoned R-1, R-2, R-2A, R-3, R-3A, R-4, R-6, R-A, R-R or R-T. The applicant proposes a 3' wide planter along the east property line. According to the site plan, a 22" of actual planter due to the thickness of 8" CMU and 6" Curb. Nothing will grow healthy in such narrow space. The project does not meet this requirement.

9. ADA and pedestrian access to site. The applicant is proposing to access the site from the driveway along Iowa Avenue. This appears to be an unsafe access and it may cause a safety concern.

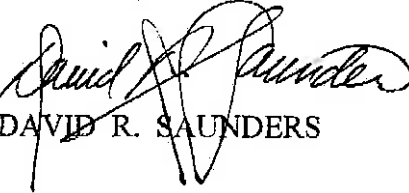
10. The driveway is too wide. The existing driveway width along Iowa Avenue is 47'-9". According to County standards a minimum driveway width is 24' is required, but almost double the width is uncommon for such a small development. This may cause a safety concern.

11. Grading and Drainage Plans, the provide appeared to be of an old version of the site design and appears to allow surface water to overflow over the driveway approaches. This case may cause safety concern to passing pedestrian and allow storm water to flow to street without treatment per water quality management guidelines.

12. Walls: The applicant is proposing a 6'H CMU wall along the east property line separating the subject property from the residences adjacent to the east. This wall should adhere to Item "h" under Layout Design Standards on page # XVIII-26 of the ORDINANCE NO. 348.4857. The front wall needs to step down in height to 30". The project does not meet this requirement.

Dionne Harris  
Planning Department  
April 18, 2018  
Page 3

Very truly yours,



DAVID R. SAUNDERS

DRS.dr  
cc: High Grove Plaza Partners

High Grove Plaza Partners/Land Use.1/LTR/041818Harris

**Harris, Dionne**

---

**From:** Highgrove News (RoadRunner Acct) <highgrovenews@roadrunner.com>  
**Sent:** Monday, March 26, 2018 8:20 PM  
**To:** Harris, Dionne  
**Subject:** Opposed to Conditional Use Permit 3761

Attention Dionne Harris  
Riverside County Planning Department  
Ref.: Conditional Use Permit No. 3761

March 26, 2018

As a long-time resident of Highgrove that started in 1947, I have seen many changes during this time period. For many years as Chairman of Riverside County Service Area 126 in Highgrove and later continuing on as Chairman of the Riverside County Municipal Advisory Council when it was formed on Aug. 29, 2006, I have always tried to make the Highgrove community a better place to live and improve our quality of life.

When I was informed that the County Planning Department is considering to allow another gasoline station in Highgrove that would be selling beer and wine, I decided it is time for me to speak up on behalf of the community. My wife and I own the Highgrove Happenings Newspaper that is distributed free of charge to all houses in Highgrove including advertisers in Riverside, Grand Terrace, and Colton.

I have recently seen five marijuana shops spring up in the area surrounding the proposed location for a new business. The two properties next door to this location are for marijuana distribution as well as another one nearby on the north side of Center Street. Also within walking distance is another one on Iowa Ave. at Villa St. and another one on Center St. by the barber shop that is also within walking distance of Center and Iowa which is our main intersection. And directly across the street from this proposed service station is a liquor store on the west side of Iowa Avenue. By allowing another business in this area that sells beer and wine will contribute to the creation of an unsafe area that not only affects the immediate vicinity but the new neighborhoods being built in Highgrove in the new Spring Mountain Ranch homes and DR Horton homes. These beautiful new homes and their residents also want to live in a community that will improve their quality of life.

I am opposed to building another gasoline station when there is already a Chevron Station across the street, a Shell Station ¼ mile northward, and another Shell station directly across the freeway.

I have compiled a list of other types of businesses that are needed in Highgrove that do not sell beer and wine.

Here are some of the businesses that are better suited for the north/east corner of Center St. and Iowa Avenue:

Appliance Store	Hobby Shop	Nursery and Garden Supply	Automobile Sales
Auto Parts	Laundrymat	Pet shop and Pet Supplies	Boat sales
Bicycle Sales	Mail order business	Pluming Shop	Motorcycle Shop
Hardware Store	Small Market	Auto repair	Truck and Trailer Sales
Household goods	Meat Market	Produce Market	Computer repair Shop
Donut shop	Music Store	Shoe Store and Repair	many other possibilities

**Please do not approve conditional use permit No. 3761 because this type of Business WILL HAVE A NEGATIVE IMPACT on the Highgrove Community.**

Thank you,

R. A. "Barney" Barnett  
Editor Highgrove Happenings Newspaper  
474 Prospect Ave  
Highgrove, CA 92507  
951-683-4994 home [highgrovenews@roadrunner.com](mailto:highgrovenews@roadrunner.com)

## Harris, Dionne

---

**From:** Robert Boyd <rboyd030@gmail.com>  
**Sent:** Monday, March 19, 2018 2:28 PM  
**To:** Harris, Dionne  
**Subject:** Conditional use permit NO.3761

Please please. No more liquor stores in my neighborhood i have lived here 45 years i have seen people doing really bad things because of beer i live close to this corner we need a fast food. Or a laundry mAtt  
Not more whiskey wine beer homeless  
People hanging out thank you. Robert boyd  
255 iowa ave



*City of Arts & Innovation*

September 28, 2017

Saib Alrabadi  
Convenience Store  
290 Iowa Ave.  
Riverside, CA 92507

RE: Sewer Availability – 290 Iowa Ave.

To Whom It May Concern:

According to our records sewer facilities exist in Center Street to serve 290 Iowa Ave. Any improvement that require any capacity upgrades will be the property owner's responsibility. If you should have any further questions, please feel free to contact Public Works at (951) 826-5341.

Thank you,

A handwritten signature in black ink, appearing to read "Chris Scully", written over the typed name and title.

Chris Scully  
Senior Engineer  
City of Riverside – Public Works Dept.





Community & Economic Development  
Department

*City of Arts & Innovation*

November 17, 2016

Dionna Harris, Project Planner  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

**SUBJECT: CONDITIONAL USE PERMIT NO. 3761 – EA42962 PROPOSED 1,600 SQUARE FOOT SERVICE STATION IN THE HIGHGROVE AREA PLAN**

Dear Ms. Harris:

Thank you for the opportunity to review and comment on the proposed Conditional Use Permit described above. The Conditional Use Permit would allow the construction and operation of a service station and convenience store located at the northeast corner of Center Street and Iowa Avenue.

The proposed project is located within the City's northern sphere of influence and within potential Highgrove, Annexation Area B. The City's General Plan (General Plan 2025) land use designation for the project site is B/OP – Business/Office Park. The City Zoning consistent with this land use designation is the Business Manufacturing Park (BMP) Zone, which allows for vehicle fuel stations with a conditional use permit. As such, the proposed service station use is consistent with the General Plan designation for the site.

The City has reviewed the proposed plan and offers the following comments:

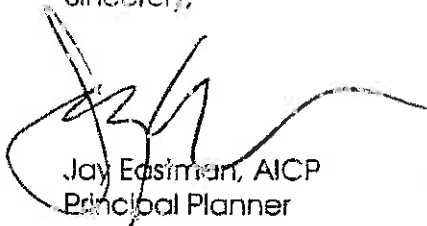
- The project is located at a highly visible and prominent corner along Iowa Avenue close to the City's northerly boundary and the I-215 Freeway at a "gateway" to the City. The environmental documents should therefore fully evaluate and mitigate aesthetic impacts to views from Iowa Avenue and the I-215 Freeway, per the Riverside Citywide Design Guidelines and Sign Guidelines, adopted by the County of Riverside Board of Supervisors for Highgrove on October 21, 2008 (see attached). Careful attention should be given to the site design, building architecture, and landscaping to ensure a high quality project. Given its location, the project should consider enhanced landscape setbacks along Iowa Avenue and Center Street, and an enhanced landscaped corner treatment.
- The County's Highgrove Area Plan Circulation Element designates Iowa Avenue as a 128-foot wide Arterial, and Center Street as a 100-foot wide Secondary Highway. The Circulation and Community Mobility Element of the City's General Plan designates Iowa Avenue as a 6-lane, 120-foot wide arterial, and Center Street as a 4-lane, 88-foot-wide arterial. The City requests that the County require a minimum dedication to

accommodate a right-of-way consistent with widths established in the City's Circulation and Community Mobility Element.

- The plans state that sewer is available through Riverside Public Utilities. Please have the applicant verify that sewer is available for the site, and verify the appropriate agency to provide the sewer service. The proposed project must be served by sewer, as the site is in a location with wells that provide drinking water to the City and surrounding area, and septic system failures have been a common problem in the vicinity. Please be aware that existing agreements between the City and County provide for septic system conversions to sewer within the Highgrove Area. Should the County choose to approve a septic system in the area, the County needs to adequately evaluate and mitigate potential impacts to water quality in the project's environmental documents.

The City of Riverside looks forward to a continued dialog regarding this project. Should you have any questions regarding this letter, please contact Luke Seibert, Associate Planner, at 951-826-5617, or by email at [lseibert@riversideca.gov](mailto:lseibert@riversideca.gov).

Sincerely,



Jay Easiman, AICP  
Principal Planner

Attachments:

2008 Submittal to Board of Supervisors RE: City of Riverside Design Guidelines

- c: Rusty Bailey, Mayor  
Riverside City Council Members  
John A. Russo, City Manager  
Al Zelinka, Assistant City Manager  
Rafael Guzman, Community and Economic Development Director  
Ernilio Ramirez, Deputy Community and Economic Development Director  
Ted White, City Planner  
Kris Martinez, Public Works Director  
Girish Balachandran, Public Utilities General Manager  
Marion Ashley, Riverside County Supervisor, District 5, 4080 Lemon Street, 5<sup>th</sup> Floor,  
Riverside CA, 92501  
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9<sup>th</sup> Floor,  
Riverside, CA 92502  
Saib Atabadi, Applicant, Saib71@yahoo.com

JÉ: la



Community & Economic Development  
Department

*City of Arts & Innovation*

November 17, 2016

Dionna Harris, Project Planner  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

**SUBJECT: CONDITIONAL USE PERMIT NO. 3761 – EA42962 PROPOSED 1,600 SQUARE FOOT SERVICE STATION IN THE HIGHGROVE AREA PLAN**

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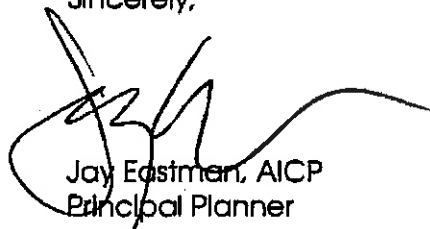
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accommodate a right-of-way consistent with widths established in the City's Circulation and Community Mobility Element.

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The City of Riverside looks forward to a continued dialog regarding this project. Should you have any questions regarding this letter, please contact Luke Seibert, Associate Planner, at 951-826-5617, or by email at [lseibert@riversideca.gov](mailto:lseibert@riversideca.gov).

Sincerely,



Jay Eastman, AICP  
Principal Planner

Attachments:

2008 Submittal to Board of Supervisors RE: City of Riverside Design Guidelines

- c: Rusty Bailey, Mayor  
Riverside City Council Members  
John A. Russo, City Manager  
Al Zellinka, Assistant City Manager  
Rafael Guzman, Community and Economic Development Director  
Emilio Ramirez, Deputy Community and Economic Development Director  
Ted White, City Planner  
Kris Martinez, Public Works Director  
Girish Balachandran, Public Utilities General Manager  
Marion Ashley, Riverside County Supervisor, District 5, 4080 Lemon Street, 5<sup>th</sup> Floor,  
Riverside CA, 92501  
Steve Welss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9<sup>th</sup> Floor,  
Riverside, CA 92502  
Saib Alrabadi, Applicant, Saib71@yahoo.com

JE: ls

County of Riverside  
4080 Lemon St., 8<sup>th</sup> Floor  
Riverside, CA 92501

February 1, 2017

Attention: Planning

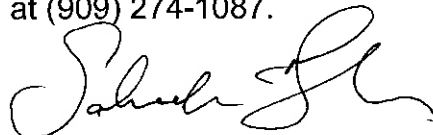
Subject: Conditional Use Permit No. 3761 (APN: 246-042-017 & 022)

Please be advised that the division of the property shown on Conditional Use Permit No. 3761 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

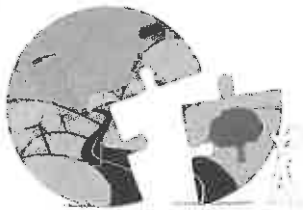
This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores  
Title and Real Estate Services  
Real Properties



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*Abou Baker*

1-17-18

Property Owner(s) Signature(s) and Date

*Abou Baker Mohamed Ahmend*

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

"Planning Our Future... Preserving Our Past"



## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



County of Riverside  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

**Date:** May 17, 2017

**To:** Dionne Harris  
County of Riverside, Planning



**Reviewed by:** Steven T. Uhlman, CIH  
Senior Industrial Hygienist

Riverside County, Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Suite 200  
Riverside, California 92502  
Phone: (951) 955-8980

**Project Reviewed:** CUP 3761, gas station / convenience store

**SR Number:** 37431

**Applicant:** CJC Design, Inc  
140 N. Maple Street, Suite 101  
Corona, CA 92880

**Noise Consultant:** Gangyi Zhou, Ph. D., P.E.  
GMEP Engineers  
26439 Rancho Parkway S., Suite 120  
Lake Forest, CA 92630

**Information Provided:** "Noise Assessment, 290 Iowa Avenue, Riverside, CA 92507", May 7, 2017

### **Noise Standards - Stationary Noise Sources:**

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case exterior noise levels:

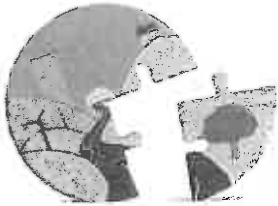
- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

### **Findings:**

The consultant's report is adequate. The project will be in compliance with the above noise standard.

### **Recommendations:**

No mitigation or further noise assessments will be required.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

CUP 03761  
EA 212902  
CFG 06333

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Saib ALRABADI

Contact Person: Saib ALRABADI E-Mail: Saib71@yahoo.com

Mailing Address: 24020 newhall Ave  
newhall CA 91321  
City State ZIP

Daytime Phone No: (661) 478-1828 Fax No: (661) 287-4516

Engineer/Representative Name: CJC DESIGN INC

Contact Person: FRED COHEN E-Mail: FCOHEN@CJCCORP.COM

Mailing Address: FCOHEN@CJCCORP.COM 22485 LA PALMA AVE #202  
YORBA LINDA CA 92887  
City State ZIP

Daytime Phone No: (714) 920-9643 Fax No: (714) 917-0250

Property Owner Name: ABOY BARR AIMED

Contact Person: ABOY BARR AIMED E-Mail: \_\_\_\_\_

Mailing Address: 286 Iowa Ave  
Riverside CA 92507  
City State ZIP

Daytime Phone No: (951) 721-9299 Fax No: ( )

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

ABOU BAKR AHMED  
PRINTED NAME OF PROPERTY OWNER(S)

Abou Bakr  
SIGNATURE OF PROPERTY OWNER(S)

Fatma Ahmed  
PRINTED NAME OF PROPERTY OWNER(S)

Fatma Ahmed  
SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 247-042-017, 247042022

Approximate Gross Acreage: .30 ACRE

General location (nearby or cross streets): North of CENTER ST, South of N. CHURCH ST, East of IOWA AVE, West of PACIFIC AVE.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

CONSTRUCTION OF RETAIL GAS STATION AND CONVENIENCE STORE.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1000	15'	1	AUTO BAY	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1		15'	1	CONVENIENCE STORE
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		RETAIL GAS STATION
2		
3		
4		
5		



**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

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Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_  
Address: 286 IOWA AVE RIVERSIDE CA 92507  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 247-042-017  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Scarb ALRABADI Date 8-16-16  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A 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:

**CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity** – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design Inc. – Owner: Aboy Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption (“Project”). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	<b>APRIL 4, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. 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: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 30, 2018,

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

APN (s) or case numbers CUP03761 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

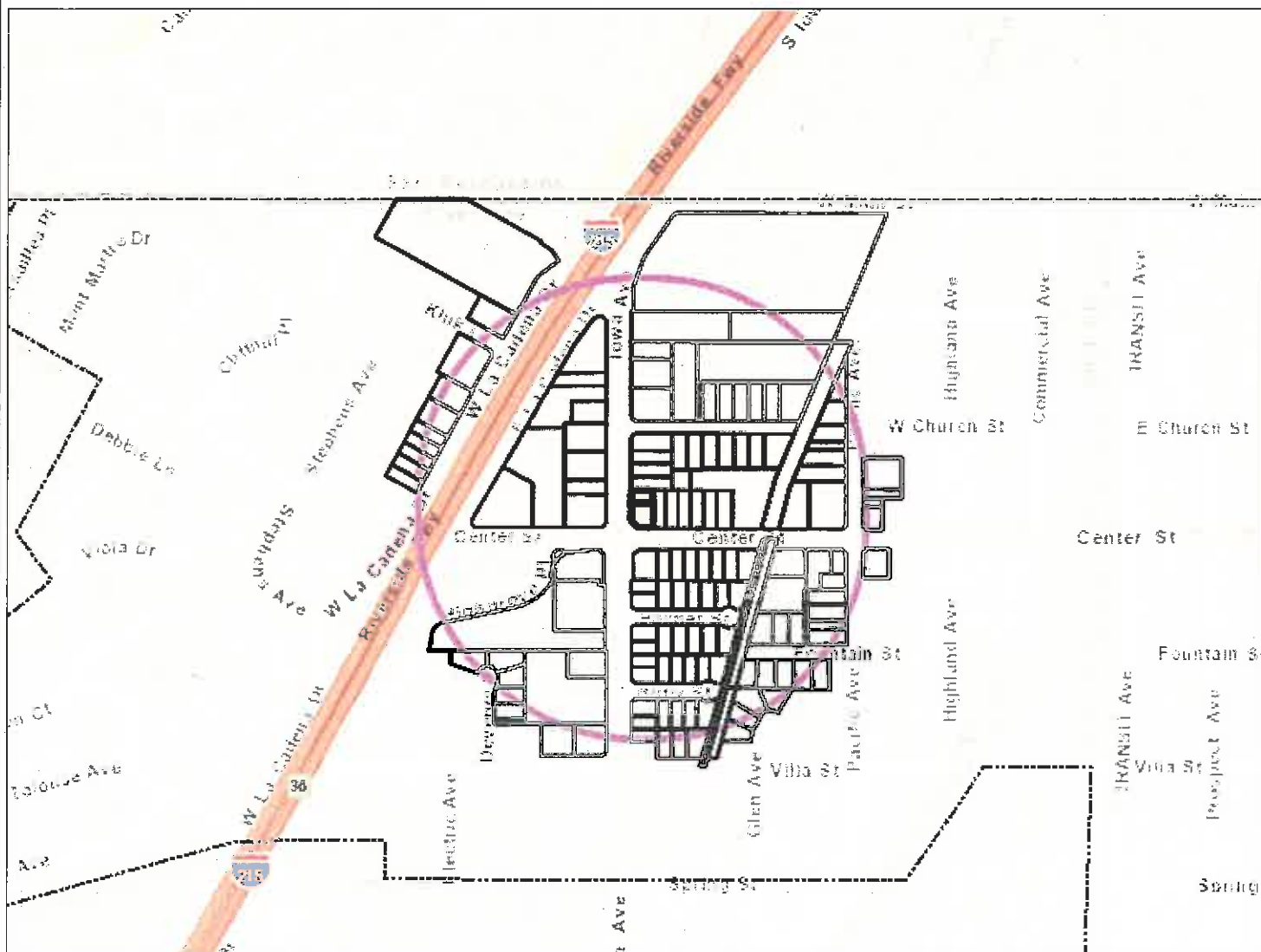
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor




Riverside, Ca. 92502

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

# Riverside County GIS

## CUP03761 ( 1000 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  World Street Map

**Notes**



0 752 1,505 Feet

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

REPORT PRINTED ON... 1/30/2018 7:43:40 AM

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and  
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TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	<b>AUGUST 15, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 <sup>ST</sup> FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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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:  
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Attn: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409



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247042022  
ABOU B AHMED  
FATMA AHMED  
3341 CELEST DR  
RIVERSIDE CA 92507

247042017  
ABOU B AHMED  
FATMA AHMED  
3341 CELEST DR  
RIVERSIDE CA 92507

247091012  
CESAR FLORES  
ALMA FLORES  
16961 TAVA LN  
RIVERSIDE CA 92504

247045005  
HENRY HERNANDEZ DIAZ  
SARAH G DIAZ  
1131 CENTER ST  
RIVERSIDE CA 92507

247081014  
MIGUEL N MARTINEZ  
422 DEVENER ST  
RIVERSIDE CA. 92507

247031003  
MISSOURI RIVER FARM PARTNERSHIP  
700 7TH ST S  
FARGO ND 58103

247101001  
DALE GEIGER  
SUSAN L GEIGER  
414 IOWA AVE  
RIVERSIDE CA. 92507

247101003  
ALEXANDER C ADAME  
MARISELA AHUMADA  
432 IOWA AVE  
RIVERSIDE CA. 92507

247101008  
JANY HUANG  
4758 EAGLE RIDGE CT  
RIVERSIDE CA 92509

247102003  
LEIF W OHRBORG  
MONIKA ANITA OHRBORG  
P O BOX 372  
NORCO CA 92860

247091048  
INLAND VALLEY PROP MGMT  
558 BIRCH ST NO 2  
LAKE ELSINORE CA 92530

247101009  
DOMINGO RAMIREZ  
1265 VILLA ST  
RIVERSIDE CA. 92507

247102002  
LEIF W OHRBORG  
MONIKA ANITA OHRBORG  
P O BOX 372  
NORCO CA 92860

247102004  
MOHAMMAD R MOJABE  
ELIZABETH MOJABE  
116 VIA MIMOSA  
SAN CLEMENTE CA 90210



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1250 RUBY ST  
RIVERSIDE CA. 92507

247101006  
CONNIE HOUNG  
JANY HUANG  
4758 EAGLE RIDGE CT  
RIVERSIDE CA. 92509

247102005  
ELIZABETH MOJABE  
MOHAMMAD R MOJABE  
116 VIA MIMOSA  
SAN CLEMENTE CA. 90210

247091031  
JESSE BUGARIN  
PATRICIA MEJIA  
1229 RUBY ST  
RIVERSIDE CA. 92507

247091030  
ROBERTO MARTINEZ  
MARIA DELCARMEN MARTINEZ  
1241 RUBY ST  
RIVERSIDE CA. 92507

247091022  
ALFREDO PESCADOR  
ERNESTO NAVARRO  
1272 PALMER ST  
RIVERSIDE CA. 92507

247091029  
LUIS OCHOA TORRES  
VERONICA OCHOA CONTRERAS  
1245 RUBY ST  
RIVERSIDE CA. 92507

247091026  
CARLOS DIAZ  
MONICA GARCIA  
C/O CARLOS DIAZ  
388 IOWA AVE  
RIVERSIDE CA. 92507

247091011  
MARIA MORENO  
1621 W CYPRESS AVE  
ONTARIO CA. 91762

247091017  
JOEL MORENO  
ANGELINA SEPULVEDA  
1213 PALMER ST  
RIVERSIDE CA. 92507

247091015  
RAUL GUTIERREZ ZARAGOZA  
1233 PALMER ST  
RIVERSIDE CA. 92507

247042020  
4 EG SERVICES  
2781 RUBIDOUX BLV  
RIVERSIDE CA. 92509

247042009  
BARBARA J FOSTER  
1213 CENTER ST  
RIVERSIDE CA. 92507

247042011  
TERESA A MISFIELD  
1233 CENTER ST  
RIVERSIDE CA. 92507



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Use Avery Template 5962

247091005  
JAMES O WILSON  
DREW F WILSON  
15703 WASHINGTON CT  
RIVERSIDE CA 92504

247020006  
24 APARTMENT COMPLEX SERVICES INC  
455 W LA CADENA AVE NO 7  
RIVERSIDE CA 92501

247043009  
MALTEADAS G ECONOMY  
JEANIE A ECONOMY  
ANDREAS A SYRENGELAS  
C/O ANDREAS SYRENGELAS  
5 SEVILLE  
IRVINE CA 92620

247020003  
FLORENCE AVENUE  
JOSEPH A INDRIERI  
MANAL S INDRIERI  
  
12502 MARTHA ANN DR  
LOS ALAMITOS CA 90720

247091046  
SANDY LEE  
ALBERT KACHUN CHAN  
CHOI YING NG  
C/O ALBERT CHAN  
1196 FOUNTAIN ST  
RIVERSIDE CA. 92507

247045004  
HENRY HERNANDEZ DIAZ  
SARAH G DIAZ  
1131 CENTER ST  
RIVERSIDE CA 92507

247091028  
PAULA TELLES  
1255 RUBY ST  
RIVERSIDE CA. 92507

247091025  
JAMES CHARIZIA  
1146 DEVONSHIRE DR  
ENCINITAS CA 92024

246123023  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

247020001  
FLORENCE AVENUE  
JOSEPH A INDRIERI  
MANAL S INDRIERI  
  
12502 MARTHA ANN DR  
LOS ALAMITOS CA 90720

247091018  
ROBERTO GOMEZ JIMENEZ  
MARIA R JIMENEZ  
1228 PALMER ST  
RIVERSIDE CA. 92507

247091020  
WARREN J HUNCOVSKY  
REBA S HUNCOVSKY  
1336 S LELAND AVE  
WEST COVINA CA 91790

247042007  
SANDRA AHUMADA  
C/O C/O MARIO SEPULVEDA BRAVO  
1202 CHURCH ST  
RIVERSIDE CA. 92507

247042001  
ADAM ORNELAS  
MARTHA A ORNELAS  
16 HIGHLAND AVE  
HIGHGROVE CA 92507



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247041007  
TAYLOR HUGHES  
SHARON HUGHES  
1227 CHURCH ST  
RIVERSIDE CA. 92507

247042003  
RAMONA C LEDESMA  
1244 CHURCH ST  
RIVERSIDE CA. 92507

247091014  
KERRY L CALZARETTA  
PATRICIA CALZARETTA  
1243 PALMER ST  
RIVERSIDE CA. 92507

247042014  
MARIO F ROSTRO  
CHONG KUK ROSTRO  
111 SYCMORE ST  
GEORGE TOWN TX 78633

247042021  
4 EG SERVICES  
2781 RUBIDOUX BLV  
RIVERSIDE CA 92509

247091013  
JOSE LIBORIO G LOPEZ  
FELIPE JESUS G JAIME  
1255 PALMER ST  
RIVERSIDE CA. 92507

247043002  
VINCENT HO  
FELICIA HO  
7410 MOUNTAIN LAUREL DR  
HIGHLAND CA 92346

247091016  
ANGEL MCDONNELL  
BEVERLY TATE  
1225 PALMER ST  
RIVERSIDE CA. 92507

247041014  
OSCAR A MONTOYA  
9359 LINCOLN BLVD APT 4254  
LOS ANGELES CA 90045

247091002  
DENIS W KIDD  
22874 PICO ST  
GRAND TERRACE CA 92324

247043007  
GEORGE DELVALLE  
UTANA DELVALLE  
58893 OLEANDER DR  
YUCCA VALLEY CA 92284

247031005  
MISSOURI RIVER FARM PARTNERSHIP  
700 7TH ST S  
FARGO ND 58103

247041005  
ELVIRA MORGAN MARTINEZ  
653 N LINDEN AVE  
RIALTO CA 92376

247041004  
MISSOURI RIVER FARM PARTNERSHIP  
700 7TH ST S  
FARGO ND 58103



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JAMES O WILSON  
DREW F WILSON  
15703 WASHINGTON CT  
RIVERSIDE CA 92504

247042012  
RONALD MONTOYA  
8372 TURTLE CREEK CIR  
LAS VEGAS NV 89113

247091055  
LAURA LEE EMERY  
17105 GAMBLE AVE  
RIVERSIDE CA 92504

247091062  
R & D REAL ESTATE  
1000 GREENWOOD DR  
NOVATO CA 94901

247091059  
R & D REAL ESTATE  
1000 GREENWOOD DR  
NOVATO CA 94901

247045003  
TBI PROP CORP  
P O BOX 3672  
RIVERSIDE CA 92519

247042013  
ANITA R HERNANDEZ  
1251 CENTER ST  
RIVERSIDE CA. 92507

247042019  
DLI PROP  
P O BOX 517  
AGOURA HILLS CA 91376

247091023  
ERNESTO RAMIREZ  
ROSALVA V RAMIREZ  
364 IOWA AVE  
RIVERSIDE CA. 92507

247091010  
AULAKH HOMES INC  
12005 WELLER PL  
MORENO VALLEY CA 92557

246123018  
MICHAEL ALLEN  
ANNA ALLEN  
213 W LA CADENA DR  
RIVERSIDE CA 92501

247042010  
CARMAN PEREZ  
JOSE MARTINEZ  
1225 CENTER ST  
RIVERSIDE CA. 92507

247042018  
DLI PROP  
P O BOX 517  
AGOURA HILLS CA 91376

247091004  
ELIZABETH BARBOZA  
1242 CENTER ST  
RIVERSIDE CA. 92507





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PCE MARTIN  
6343 MYKONOS LN  
RIVERSIDE CA 92506

247042002  
INDYNICA ENTERPRISE  
1254 CHURCH ST  
RIVERSIDE CA. 92507

247091003  
DHA OPPORTUNITY 1  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91731

247020008  
MI SUK KIM  
9860 GARDEN GROVE BLV  
GARDEN GROVE CA 92844

247020007  
EDMUND MENG HONG LIM  
JACKIE K H LIM  
2404 FALLING OAK DR  
RIVERSIDE CA 92506

247042008  
CLEMENTE AHUMADA  
MARIA D AHUMADA  
1194 CHURCH ST  
RIVERSIDE CA. 92507

247031002  
IOWA PRIVACY TRUST  
5198 ARLINGTON AVE NO 662  
RIVERSIDE CA 92504

247043005  
DIANNA MARIE CAUDILLO  
KORY ALBERT CAUDILLO  
233 PACIFIC AVE  
RIVERSIDE CA. 92507

247041006  
SONIA PASILLAS  
1237 CHURCH ST  
RIVERSIDE CA. 92507

247043001  
TAH 2015 1 BORROWER  
P O BOX 6660  
FOLSOM CA 95763

247043006  
MANUEL FLORES  
16235 HERMOSA DR  
RIVERSIDE CA 92506

247043003  
SALVADOR BUSTO  
GUADALUPE CONTRERAS  
MARCOS BUSTOS

4224 MOUNTAIN DR  
SAN BERNARDINO CA 92407

247041012  
MISSOURI RIVER FARM PARTNERSHIP  
700 7TH ST S  
FARGO ND 58103

247043004  
JESUS A DIAZ  
217 PACIFIC AVE  
RIVERSIDE CA. 92507

247042005  
RAVINDRA SHARMA  
NIRMALA SHARMA  
26371 IRONWOOD  
MORENO VALLEY CA 92555

247041001  
ADOLFO ALVAREZ  
MARTHA ALVAREZ  
21641 BURCH ST  
PERRIS CA 92570

247042006  
RAVINDRA SHARMA  
NIRMALA SHARMA  
26371 IRONWOOD  
MORENO VALLEY CA 92555

247042004  
RAVINDRA SHARMA  
NIRMALA SHARMA  
26371 IRONWOOD  
MORENO VALLEY CA 92555

247020004  
HOWARD JOHN MARKWARDT  
ELIZABETH SARA MARKWARDT  
707 FOREST PARK DR  
RIVERSIDE CA 92501

247020013  
CENTER STREET GROUP  
C/O C/O DENISE TIBBETS  
300 S HARBOR BLV STE 1020  
ANAHEIM CA 92805

247041011  
SERGIO ESTRADA  
MARIA MARISA ESTRADA  
1179 CHURCH ST  
RIVERSIDE CA. 92507

246123022  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

247020005  
MICHAEL L MURPHY  
MARIAN P MURPHY  
970 W C ST  
COLTON CA 92324

247020009  
ERNEST FANKHAUSER  
HERTA FANKHAUSER  
12932 HICKORY BRANCH  
SANTA ANA CA 92705

246110003  
TIMOTHY D BELD  
JANNA R BELD  
C/O C/O RIVERSIDE INSURANCE AGENCY  
125 W LA CADENA DR  
RIVERSIDE CA. 92506

246110025  
MAHMOUD ALL YASIN  
183 W LA CADENA DR  
RIVERSIDE CA 92501

247041010  
AL T MALDONADO  
GUADALUPE M MALDONADO  
1191 CHURCH ST  
RIVERSIDE CA. 92507

247020002  
FLORENCE AVENUE  
JOSEPH A INDRIERI  
MANAL S INDRIERI  
12502 MARTHA ANN DR  
LOS ALAMITOS CA 90720

247041008  
BENJAMIN MICHEL  
YOLANDA MICHEL  
1219 CHURCH ST  
RIVERSIDE CA. 92507

247041013  
CITY OF RIVERSIDE  
C/O C/O PROPERTY SERVICES  
3900 MAIN ST  
RIVERSIDE CA 92522

247041009  
SPSSM INV  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91731

246123024  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123021  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123020  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123019  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246110022  
IGLESIA DE CRISTO ELIM RIVERSIDE INC  
115 W LA CADENA DR  
RIVERSIDE CA. 92501

247081013  
LINLAND PROP MANAGEMENT INTL CORP  
P O BOX 5082  
DIAMOND BAR CA 91765

247081030  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
365 IOWA AVE  
RIVERSIDE CA 92507

247081033  
MUSTAFA ABDELKARIM  
ATTALLAH ABDELKARIM  
1340 CENTER ST  
RIVERSIDE CA. 92507

247081024  
NSA PROP HOLDINGS  
2082 MICHELSON STE 212B  
IRVINE CA 92612

247081012  
LINLAND PROP MANAGEMENT INTL CORP  
P O BOX 5082  
DIAMOND BAR CA 91765

247081034  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247092019  
FRANCISCO LANDEROS  
ROSA LANDEROS  
PO BOX 52717  
RIVERSIDE CA 92517

247045014  
ARMANDO GUTIERREZ  
1143 CENTER ST  
RIVERSIDE CA. 92507

247091001  
DONAVON D RITZ  
MARLENE M RITZ  
480 E MAIN ST  
RIVERSIDE CA 92507

247091044  
SOUTHERN CALIFORNIA EDISON CO  
C/O C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770

247091057  
AYESHA N BERNARDO  
1170 CENTER ST  
RIVERSIDE CA. 92507

247091063  
ROBERT FRANK TORRES  
BARBARA ANN TORRES  
3305 VIOLA DR  
RIVERSIDE CA 92501

247081015  
FRANCISCO GODINEZ  
CELIA A GODINEZ  
428 DEVENER ST  
RIVERSIDE CA. 92507

247081005  
LINLAND PROP MANAGEMENT INTL CORP  
P O BOX 5082  
DIAMOND BAR CA 91765

247081022  
MICHAEL JIMENEZ  
BRIAN M JIMENEZ  
445 IOWA AVE  
RIVERSIDE CA. 92507

247081021  
ATTALLAH ABUGHERIR  
HAYTHAM ABDELKARIM  
1340 CENTER ST  
RIVERSIDE CA 92507

247081019  
MICHAEL J ONEILL  
JEAN A ONEILL  
4869 ARLINGTON AVE  
RIVERSIDE CA 92504

247081028  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247081020  
CHRIS ARTIKIS  
7118 EL PADRO  
RIVERSIDE CA 92504

247091045  
JOSEPH GUZZETTA  
KATHLEEN M JACOBMEYER GUZZETT  
JOSEPHINE M GUZZETTA

6256 RIVERSIDE AVE  
RIVERSIDE CA 92506

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 R & T ENTERPRISES INC  
 HCREST  
 1788 SIERRA LEONE NO 201  
 ROWLAND HEIGHTS CA 91748

247091041  
 WILLIAM E SCHUMAN  
 LOUISE SCHUMAN  
 DANIEL SANDERS  
 C/O DANIEL SANDERS  
 365 PACIFIC AVE  
 RIVERSIDE CA. 92507

247091052  
 CITY OF RIVERSIDE  
 C/O C/O PROPERTY SERVICES  
 3900 MAIN ST  
 RIVERSIDE CA 92522

247101011  
 ARCELIA BAUTISTA  
 1245 VILLA ST  
 RIVERSIDE CA. 92507

247091039  
 ALICIA AVALOS  
 1187 FOUNTAIN ST  
 RIVERSIDE CA. 92507

247091043  
 JODIE M REYES  
 387 PACIFIC AVE  
 RIVERSIDE CA. 92507

247091042  
 LUIS JAVIER PENA  
 375 PACIFIC AVE  
 RIVERSIDE CA. 92507

247091040  
 FENG LING OU  
 P O BOX 2086  
 CHINO HILLS CA 91709

247091038  
 LAWRENCE KUNARSKI  
 1195 FOUNTAIN ST  
 RIVERSIDE CA. 92507

247091035  
 GUILLERMO HERNANDEZ  
 339 PACIFIC AVE  
 RIVERSIDE CA. 92507

247091036  
 MIGUEL PENA  
 MARIA ELENA PENA  
 347 PACIFIC AVE  
 RIVERSIDE CA. 92507

247091056  
 LAURA LEE EMERY  
 17105 GAMBLE AVE  
 RIVERSIDE CA 92504

247101012  
 SOUTHERN CALIFORNIA EDISON CO  
 C/O C S REENDERS ASST COMPTROLLER  
 P O BOX 800  
 ROSEMEAD CA 91770

247101013  
 CITY OF RIVERSIDE  
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247101002  
YOLANDA H REMINGTON  
P O BOX 7838  
REDLANDS CA 92375

247091027  
ANTONIO SANCHEZ  
1265 RUBY ST  
RIVERSIDE CA. 92507

247091024  
STEPHEN A SKIBBS  
GAIL P SKIBBS  
6815 CASCADE AVE  
GIG HARBOR WA 98335

247101010  
COBRA 28 LTD PARTNERSHIP  
C/O C/O MIKE NIJJAR  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731

247091047  
STARLITE MGMT 1X  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731

247101005  
BLANCA E OROZCO MILLER  
1270 RUBY ST  
RIVERSIDE CA. 92507

247091021  
FRANK M GONZALES  
LOLA R GONZALES  
20330 GASTON RD  
PERRIS CA 92570

247091019  
RICHARD BARNES  
RICHARD W OBRYANT  
JANICE J OBRYANT  
  
P O BOX 5198  
VENTURA CA 93005



Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Planning Dept., City of Riverside  
ATTN: Planning Director  
3900 Main St., 3rd floor  
Riverside, CA 92522

Southern California Gas Company  
Engineering Department  
ATTN: Teresa Roblero  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

South Coast Air Quality Mgmt. Dist.,  
Los Angeles County  
ATTN: Steve Smith  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

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Ahmed Abou  
3341 Celeste Dr.  
Riverside CA, 92507

Ahmed Abou  
3341 Celeste Dr.  
Riverside CA, 92507

Fred Cohen  
CJC Design Inc  
22485 La Palma Ave, #202  
Yorba Linda CA 92887

Fred Cohen  
CJC Design Inc  
22485 La Palma Ave, #202  
Yorba Linda CA 92887

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF DETERMINATION

**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

77-588 El Duna Court, Suite H  
Palm Desert, California 92211

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

CUP03761 /EA42962

*Project Title/Case Numbers*

Dionne Harris

*County Contact Person*

(951)955-6836

*Phone Number*

N/A

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

Saib Alrabadi

*Project Applicant*

290 Iowa Ave., Riverside, CA 92507

*Address*

The project site is located on the Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive

*Project Location*

**CONDITIONAL USE PERMIT NO. 3761**– proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("Project"). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 03/7/17, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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*

Urban Planner

*Title*

03/7/17

*Date*

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

Please charge deposit fee case#: ZEA42962 ZCFG06333

**FOR COUNTY CLERK'S USE ONLY**

INVOICE (INV-00038450)  
FOR RIVERSIDE COUNTY

**BILLING CONTACT**

Abou Ahmed

3341 Celeste Dr  
Riverside, Ca 92507

County of Riverside  
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00038450	02/06/2018	02/06/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06333	0451 - CF&W Trust ND/MND	\$2,280.75
286 Iowa Ave Riverside,		<b>SUB TOTAL</b> \$2,280.75

**TOTAL** \$2,280.75

**Please Remit Payment To:**

County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

**Credit Card Payments By Phone:**

760-863-8271

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

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

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

INVOICE (PLAN-CFG06333)  
FOR RIVERSIDE COUNTY

BILLING CONTACT  
Abou Ahmed

County of Riverside  
Trans. & Land Management Agency



3341 Celeste Dr  
Riverside, Ca 92507

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06333	10/25/2016	10/25/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06333	0452 - CF&G TRUST: RECORD FEES	\$50.00
286 Iowa Ave Riverside,		<b>SUB TOTAL</b> \$50.00

**TOTAL** **\$50.00**

**Please Remit Payment To:**

County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

**Credit Card Payments By Phone:**

760-863-8271

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

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
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P. O. Box 1409  
Riverside, CA 92502-1409

77-588 El Duna Court, Suite H  
Palm Desert, California 92211

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

CUP03761 /EA42962

*Project Title/Case Numbers*

Dionne Harris  
*County Contact Person*

(951)955-6836  
*Phone Number*

N/A

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

Saib Alrabadi  
*Project Applicant*

290 Iowa Ave, Riverside, CA 92507  
*Address*

The project site is located on the Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive

*Project Location*

**CONDITIONAL USE PERMIT NO. 3761**– proposes the construction of a 76 Gas Station and 1,975 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premises consumption ("Project"). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 square foot canopy, three (3) standard parking spaces and one (1) accessible parking space.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 08/15/18, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
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
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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*

Urban Planner  
*Title*

08/15/18  
*Date*

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

Please charge deposit fee case#: ZEA42962 ZCFG06333

**FOR COUNTY CLERK'S USE ONLY**




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.2

**Planning Commission Hearing: August 15, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	<b>Plot Plan No. 26164</b>	<b>Applicant(s):</b>	United Pentecostal Church
<b>EA No.:</b>	Negative Declaration No. 42892	<b>Representative(s):</b>	TGA Engineering Inc.
<b>Area Plan:</b>	Western Coachella Valley	 Charissa Leach, P.E. Assistant TLMA Director	
<b>Zoning Area/District:</b>	Pass and Desert District		
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Jason Killebrew		
<b>Project APN(s):</b>	668-200-019		

**PROJECT DESCRIPTION AND LOCATION**

Appeal of the Planning Director’s decision to approve Plot Plan No. 26164 to allow the construction of a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men’s prayer room, and classrooms (the “project”). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62.

The proposed church building is located towards the east of the parcel, approximately 160 feet from Worsley Road after the required road dedication. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located approximately one mile to the west of the City of Palm Springs.

The site is located directly adjacent to Wind Energy (W-E) zoned properties. These properties are improved with a solar energy facility (across Worsley Road to the east) and wind energy facilities. The site is located approximately 1,000 feet north of the nearest wind energy facility.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**DENY APPEAL** of the Planning Director’s Decision on June 18, 2018, approving Plot Plan No. 26164 based on the findings and conclusions in this staff report; and

**UPHOLD THE PLANNING DIRECTOR'S ADOPTION OF THE NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42892**, based on the findings and conclusions provided in the initial study, attached hereto, the findings and conclusions included in this staff report, the staff presented at the Director's Hearing on June 18, 2018, and the conclusion that the project will not have a significant effect on the environment; and

**UPHOLD THE PLANNING DIRECTOR'S APPROVAL OF PLOT PLAN NO. 26164**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in this staff report.

## PROJECT BACKGROUND AND ANALYSIS

On December 20, 2016, The United Pentecostal Church ("applicant"), submitted Plot Plan No. 26164 for the construction of a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The project was originally noticed for the April 16, 2018 Director's Hearing (Desert), including a 20-day review period of the initial study (EA No. 42892) from March 27, 2018 to April 16, 2018. On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, commenting on EA No. 42892. One of the comments raised was that Morgan Reed Law felt that the project should be subject to a 30-day review period. It was decided by staff to cancel the April 16, 2018 Director's Hearing, and re-circulate the initial study for a 30-day public review period from April 25, 2018 to May 25, 2018. In addition, the initial study was sent to the State Clearinghouse for a 30-day public review period from April 25, 2018 to May 25, 2018. The project was re-noticed for the June 4, 2018 Director's Hearing (Desert).

On June 4, 2018, as Agenda Item 3.1, at the regularly scheduled Director's Hearing (Desert), staff recommended that the project be continued to the June 18, 2018 Director's Hearing (Desert). The purpose of the continuance was to provide staff the opportunity to work with the applicant on issues raised by Fred Noble and Cynthia Morgan-Reed. The Planning Director continued the item to June 18, 2018 Director's Hearing (Desert).

On June 18, 2018, as Agenda Item 2.1, at the regularly scheduled Director's Hearing, the Planning Director heard a report from staff, and took public testimony. Fred Noble of Wintec Energy, LTD. and Cynthia Morgan-Reed of Morgan Reed Law, P.C. (representing Wintec Energy, LTD.) spoke in opposition of the project for reasons highlighted in a June 15, 2018 letter to the Planning Director (Attachment B). Phillip Bettencourt, an adjacent land owner, spoke in favor of the project. At the closing of the public testimony, the Planning Director engaged staff from the Transportation Department and the Flood District with questions raised by the opposition. Following this dialogue with staff, the Planning Director approved the project, based upon the facts, findings, and conclusions of the project stated in the staff report (Attachment C) and reflected on the submitted plans (Attachment E). There was no additional opposition to the project aside from Fred Noble and Cynthia Morgan-Reed.

The project's decision letter (Attachment D) was provided to the applicant, Fred Noble, and Cynthia Morgan-Reed on June 22, 2018. The 10-day project appeal period was initiated on June 22, 2018, and closed on July 2, 2018.

On June 29, 2018, Cynthia Morgan-Reed, representing Wintec Energy, LTD ("Appellant"), subsequently appealed the Planning Director's decision (Attachment A) to the Planning Commission, prior to the appeal period concluding on July 2, 2018.

**APPEAL**

The June 18, 2018 Director's Hearing staff report package, which contains the project scope details, site plans, elevations, environmental analysis, and conditions of approval, is attached (Attachment C). This report specifically restates each of the Appellant's reasons for an appeal, following the order in which they were written in the application. Throughout the restatement of the appeal reasons, which are shown in *italics*, staff provides comments to address each of the issues, which are noted as **Staff Comments**:

*Wintec opposes the County's approval of Plot Plan for the Project because the project does not:*

- I. Conform to the County's General Plan Rural Desert Land Use designation;*

**Staff Comments** - The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R: RD).

The Rural General Plan Foundation Component identifies areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow for limited development. The Riverside County General Plan envisions the accommodation of strategically located community centers and accommodation of various community types that are maturing in their own way, at their own pace, and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. The project carries out this vision as an institutional use that would serve the existing rural community. The proposed project would be developed with landscaping, colors, and materials that are typical for that region, maintaining the rural character and nature of the site. The Project site is located adjacent to existing roadway systems that would focus the development pattern towards an existing multi-modal transportation system, and preserving the rural character by limiting the need for the construction of new roadways and infrastructures.

The Rural Desert General Plan Land Use designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed Project, a church, would be considered an institutional use that would add a religious place of worship within an existing rural community. The proposed church use is consistent with this designation as it is an anticipated and allowed use that is intended to provide religious and community services within a rural community. The site is consistent with the Circulation Element of the General Plan with access to Highway 62 allowing the church site to have multi-modal access to the rural community. The proposed project site's proximity to Highway 62, a state designated scenic highway corridor, is required to adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. The proposed church is located approximately 350 feet from Highway 62. Further, the project's design would enhance the existing visual aesthetics of the surrounding area. The proposed church use does not conflict with any General Plan Land Use policies, and is consistent with the Rural General Plan Foundation Component and Rural Desert Land Use Designation. Furthermore, the site is zoned W-2 (Controlled Development Area), which is consistent with the Rural Desert Land Use Designation. Pursuant to Ordinance No. 348, Section 15.1 C.7., a Church is an allowed use within this zone, subject to the approval of a Plot Plan.

- II. Is not consistent with Western Coachella Valley Area Plan Policy;*

**Staff Comments** – The subject site is located within the Western Coachella Valley Area Plan, however, is not located in a General Plan Policy Area (see attached Riverside County Parcel Report). However, the subject site is located within a General Plan Policy Overlay, specifically the San Gorgonio Pass Wind Energy Policy Area. The San Gorgonio Pass Wind Energy Area is considered to be one of the best areas

in the nation for the development of wind energy. Wind energy development in the San Geronio Pass Area was studied through the San Geronio Wind Resource Study EIR (1982). The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Geronio Pass area. The plan identifies the following policies:

- **WCVAP 2.1** - Require that wind turbines address through appropriate design the Pacific Crest Trail alignment.
- **WCVAP 2.2** - Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- **WCVAP 2.3** - Except in the area designated Public Facilities on Edom Hill, prohibit the placement of commercial wind turbine arrays east of Indian Avenue, north of Pierson Boulevard, and south of Highway 111.
- **WCVAP 2.4** - Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.
- **WCVAP 2.5** - Prohibit the location of wind turbines within the Santa Rosa and San Jacinto Mountains National Monument.
- **WCVAP 2.6** - Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

While the San Geronio Wind Energy Policy Overlay does provide guidance on constructing and siting wind energy facilities, it does not recognize wind energy facilities as an exclusive use, nor does it prohibit the use of the site as a church. Since the project is proposing a church, and is not proposing a wind energy facility, it would not conflict with this policy overlay, or the above-mentioned policies.

*III. Is inconsistent with the County's General Plan Noise Policy;*

**Staff Comments** – The project is subject to the General Plan Noise Element. The General Plan Noise Element provides a systematic approach to identifying and appraising noise problems in the community; quantifying existing and projected noise levels, addressing excessive noise exposure; and community planning for the regulation of noise. The element includes policies, standards, criteria, programs, diagrams, action items, and maps related to protecting public health and welfare from noise. The subject site is not located in the vicinity of a railroad, or within an Airport Influence Area, and therefore would not be subject to noise from trains and planes. However, the project site is bordered by Highway 62 to the west, and Worsley Road to the east. A Noise Impact Analysis was prepared by Kunzman Associates March 17, 2017 and on September 20, 2017, that included the County of Riverside's adopted and modified version of the State of California Noise Land Use Compatibility Matrix. This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are "normally acceptable". These standards would apply to the project.

The Sound PLAN model, as part of the Noise Impact Analysis, was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to

idling cars/trucks, doors closing, conversations, radios, and starting engine noise. In addition the project's average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9<sup>th</sup> Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicle traffic traveling on Highway 62 and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Worsley Road is designated as an Arterial (128 foot right-of-way) and Highway 62 is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Highway 62 were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project's operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Utilizing the data from the above-mentioned models in the Noise Impact Analysis it was concluded that peak hour operational noise from the project would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Therefore, based on the results of the modeling data, noise impact analysis, and adopted County of Riverside standards, the project's noise generation would not exceed the levels adopted by the County of Riverside, and therefore, would not conflict with the General Plan Noise Element.

#### *IV. Does not meet the County's Parking requirements*

**Staff Comments** – The project is subject to the Off-Street Vehicle Parking Standards identified in Ordinance No. 348, Article XVIII, Section 18.12. Off-street vehicle parking shall be provided in accordance to this section when the associated building or structure is constructed and the use is established. This section required churches to provide one parking space for every 35 square feet of net assembly area used simultaneously for assembly purposes, and when a school bus is kept, apply a reduction of two spaces per bus. There is no school, or parking of school buses proposed as part of the project, therefore, the project would be subject to the one parking space for every 35 square feet of net assembly area requirement. The project is proposing to provide 262 parking spaces within a paved parking lot on the subject site. The parking lot would be landscaped with the minimum dimensions for parking spaces and drive aisles provided. Based on the one parking space for every 35 square feet of net assembly area, the project's proposed 262 spaces could support an assembly area of 9,170 net square feet. The project's proposed assembly area is proposed in the 8,572 square foot sanctuary, which would require 245 parking spaces. Therefore, the project as proposed, exceeds the minimum off-street parking standards by 17 spaces, and in compliance with the County's parking requirements.

#### *V. Violates CEQA's noticing requirements; and*

**Staff Comments** – State CEQA Guidelines Section 15072 requires a lead agency to provide a notice of intent to adopt a negative declaration to the public, responsible agency, trustee agency, and the county clerk for each county within which the proposed project is located, sufficiently prior to the adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105. Section 15105 states that the public review period for a proposed negative declaration



shall not be less than 20 days. When a proposed negative declaration is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than 30 days. The notice of intent to adopt a negative declaration was initially provided on March 22, 2018, for a 20-day review period from March 27, 2018 to April 16, 2018. On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, commenting on EA 42892. One of the comments raised was that Morgan Reed Law felt that the project should be subject to a 30-day review period. It was decided by staff, in an abundance of caution, to cancel the April 16, 2018 Director's Hearing, and re-circulate the initial study for a 30-day public review period from April 25, 2018 to May 25, 2018. In total, the project has been noticed in excess of the CEQA's minimum noticing requirements as the project's notice of intent to adopt a negative declaration was originally provided on March 22, 2018, with review/comment periods totaling 50 days, and the adoption of the negative declaration occurring on June 18, 2018. Therefore, the project has met the minimum CEQA noticing requirements and provided additional noticing and public review than was required pursuant to CEQA.

- VI. *The Initial Study/Negative Declaration, titled County of Riverside Assessment Form: Initial Study EA No. 42982, dated April 18, 2018 (IS/ND) fails to provide substantial evidence to assess whether the Project causes a significant impact on the environment.*

*The IS/ND fails to comply with the basic mandates of the California Environmental Quality Act of 1970 ("CEQA"). The IS/ND fails to fully comply with CEQA due to its failure to accurately and adequately discuss and analyze all of the components required under CEQA, including, but not limited to the Project's impacts related to:*

- I. Water Quality;*
- II. Hydrology*
- III. Noise*
- IV. Land Use and Planning;*
- V. Septic related impacts;*
- VI. GHG/Air Quality;*
- VII. Biological Resources;*
- VIII. Erosion;*
- IX. Traffic;*
- X. Geology and Slopes;*
- XI. Groundwater;*
- XII. Utility and Service Systems;*
- XIII. Energy Conservation;*
- XIV. Scenic Highway Aesthetics;*
- XV. Lighting; and*
- XVI. And consistency with the County's General Plan, Western Coachella Valley Area Plan and Community character.*

*Therefore, an Environmental Impact Report ("EIR") must be prepared.*

**Staff Comments** – The Appellant provides no substantial documentation or reasoning to support their position that the project has failed to meet the substantive requirements pursuant to CEQA. An initial study (Attachment F) and a negative declaration were prepared for this project in accordance CEQA. EA No. 42892 represents the independent judgement of Riverside County. Specific areas of the initial study were analyzed with the preparation of technical studies. The following technical studies have been prepared for the project and discussed throughout the initial study:

- **Preliminary Geotechnical Interpretive Report** – prepared by Earth Strata Geotechnical

Services, Inc.

- **Habitat Assessment, including MSHCP Consistency Analysis** – prepared by Gonzales Environmental Consulting, LLC.
- **Noise Impact Analysis** – prepared by Kunzman Associates, Inc.
- **Cultural Resources Assessment** – prepared by Archaeological Associates
- **Preliminary Hydrology Study** – prepared by TGA Engineering, Inc.
- **Septic System Design** – prepared by TGA Engineering, Inc.
- **Preliminary Water Quality Management Plan** – prepared by TGA Engineering, Inc.
- **Air Quality and Greenhouse Gas Assessment** – prepared by Lilburn Corporation

For the reasons set forth in the initial study prepared for this project, including the conclusion provided in the technical studies, the proposed project, as designed and conditioned, will not have a significant physical environmental impact on the environment and no mitigation measures are necessary. Since no significant impacts were identified in the initial study, CEQA does not require the preparation of an EIR. Therefore, the adoption of a negative declaration would be appropriate for a project of this scale and scope.

Following the adoption of the negative declaration by the Planning Director on June 18, 2018, a notice of determination was filed, including the required posting and California Fish and Wildlife fees, on June 22, 2018. Therefore, the project complies with the requirements of CEQA.

## CONCLUSION

It is staff's assessment, based on the project analysis, that the project meets the requirements and findings for approving Plot Plan No. 26164. As designed and conditioned, it is not anticipated that the project would result in physical environmental impacts pursuant to CEQA. It has been demonstrated that the claims outlined in the appeal are unwarranted to deny the project; therefore, staff recommends that the Planning Commission uphold the Planning Director's decision to approve Plot Plan No. 26164, and adopt a negative declaration, subject to the conditions of approval and findings outlined in Attachment C of this report.

## PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. In addition, public hearing notices were also mailed to the Appellant and Applicant. The notice was published in the Press Enterprise and Desert Sun Newspapers.

## APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. An appeal may be submitted in writing to the Clerk of the Board along with the appropriate filing fee as set forth in Ordinance No. 671, within ten calendar days after the date of the mailing of the Planning Commission's decision.

## ATTACHMENTS

**Attachment A – Appeal Application**

**Attachment B – June 15, 2018 Letter to Planning Director from Morgan Reed Law, P.C.**

**Attachment C – June 18, 2018 Director's Hearing Staff Report**

**Attachment D – Decision Letter**

**Attachment E – Project Plans  
Attachment F – EA No. 42892 (Initial Study)**

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**Template Location:** Y:\Planning Case Files-Riverside office\PP26164\DH-PC-BOS Hearings\DH-PC\August 15, 2018 - PC\Appeal\_PC Staff\_Report\_PP26164\_Final.docx



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR APPEAL

Appeal of Application Case No(s): Plot Plan No. 26164 UPC Church

List all concurrent applications

Name of Advisory Agency: Planning Department

Date of the decision or action: June 22, 2018

Appellant's Name: Wintec Energy, Ltd. E-Mail: NA

Contact Person: Cynthia Morgan-Reed E-Mail: cynthia@morganreedlaw.com

Mailing Address: 2907 Shelter Island Drive, Suite 105-476

San Diego Street CA 92106  
City State ZIP

Daytime Phone No: (619) 301-0456 Fax No: (    ) NA

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> <li>• <b>County Hearing Officer</b> for: Reasonable Accommodation Request</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission and County Hearing Officer.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

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

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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

**APPLICATION FOR APPEAL**

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS Permit</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> <li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li> <li>• Revised Tentative Map</li> <li>• Minor Change to Tentative Map</li> <li>• Extension of Time for Land Division (not vesting map)</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> <li>• Extension of Time for Vesting Tentative Map</li> </ul>	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• General Plan or Specific Plan Consistency Determination</li> <li>• Temporary Outdoor Event</li> </ul>	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Environmental Impact Report</li> </ul>	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> <li>• Plot Plan</li> <li>• Temporary Use Permit</li> <li>• Accessory WECS Permit</li> </ul>	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> <li>• Letter of Substantial Conformance for Specific Plan</li> </ul>	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• Revised Permit</li> </ul>	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> <li>• Certificate of Compliance</li> <li>• Tree Removal Permit</li> <li>• Reasonable Accommodation Request</li> </ul>	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Revocation of Variances and Permits</li> </ul>	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

**STATE THE REASONS FOR APPEAL.**

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,







## **RIVERSIDE COUNTY APPLICATION FOR APPEAL**

Wintec opposes the County's approval of a Plot Plan for the Project because the Project does not: i) conform to the County's General Plan's Rural Desert Land Use designation; ii) is not consistent with Western Coachella Valley Area Plan Policy; iii) is inconsistent with the County's General Plan Noise Policy; iv) does not meet the County's Parking requirement; v) violates CEQA's noticing requirements; and, vi) the Initial Study/Negative Declaration, titled County of Riverside Environmental Assessment Form: Initial Study EA No. 42982, dated April 18, 2018 ("IS/ND") fails to provide substantial evidence to assess whether the Project causes a significant impact on the environment.

The IS/ND fails to comply with the basic mandates of the California Environmental Quality Act of 1970 ("CEQA"). The IS/ND fails to fully comply with CEQA due to its failure to accurately and adequately discuss and analyze all of the components required under CEQA, including, but not limited to the Project's environmental impacts related to i) water quality; ii) hydrology; iii) noise; iv) land use and planning; v) septic related impacts; vi) GHG/air Quality; vii) biological resources; viii) erosion; ix) traffic; x) geology & slopes; xi) groundwater; xii) utility and service systems; xiii) energy conservation; xiv) scenic highway aesthetics; xv) lighting; and xvi) consistency with the County's General Plan, Western Coachella Valley Area Plan and community character. Therefore, an Environmental Impact Report ("EIR") must be prepared.

Please also see attached June 15, 2018 letter addressed to Assistant Director Charissa Leach with exhibits.



cynthia@morganreedlaw.com  
D 619.301.0456

June 15, 2018

**Via E-mail (CLeach@rivco.org)**

Charissa Leach  
Assistant Director  
County of Riverside Transportation & Land Management Agency  
4080 Lemon Street, 12th Floor.  
Riverside, CA 92502-1629

**RE: Plot Plan No. 26164, United Pentecostal Church: Comment Letter**

Dear Ms. Leach,

This letter is submitted on behalf of Wintec Energy, Ltd., (“Wintec”) in opposition to the proposed United Pentecostal Church project, Plot Plan 26164 (the “Project”)<sup>1</sup>. Wintec is the adjacent property owner to the Project. Both properties are located in Riverside County (“County”) within the San Gorgonio Pass Wind Energy Policy Area, an area considered to be one of the best in the nation for the development of wind energy. Wintec wants to ensure the long-term viability of renewable wind and alternative energy in the area.

Wintec opposes the County’s approval of a Plot Plan for the Project because: i) the Project does not conform to the County’s General Plan’s Rural Desert Land Use designation; ii) is not consistent with Western Coachella Valley Area Plan Policy; iii) is inconsistent with the County’s General Plan Noise Policy; iv) does not meet the County’s Parking requirement; v) violates CEQA’s noticing requirements; and, vi) the Initial Study/Negative Declaration, titled County of Riverside Environmental Assessment Form: Initial Study EA No. 42982, dated April 18, 2018 (“IS/ND”) fails to provide substantial evidence to assess whether the Project causes a significant impact on the environment. Pursuant to the County’s Ordinance, “No plot plan shall be approved unless the proposed use ... conform[s] to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.”<sup>2</sup>

---

<sup>1</sup> The Project requires the approval of a Plot Plan to construct a 22,406 square foot church with seating for 550 people plus various other rooms. There is a desert dry wash running through the parcel and the bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash. The IS/ND states that there will be seating for 450 people as do some of the technical studies relied upon in the IS/ND, however the plans submitted by the applicant reflect seating for 550.

<sup>2</sup> Riverside County Ordinance (“Ordinance”) No. 348.4857, Article XVIII, §18.30(C).

The IS/ND fails to comply with the basic mandates of the California Environmental Quality Act of 1970 ("CEQA"). The IS/ND fails to fully comply with CEQA due to its failure to accurately and adequately discuss and analyze all of the components required under CEQA, including, but not limited to the Project's environmental impacts related to i) water quality; ii) hydrology; iii) noise; iv) land use and planning; v) septic related impacts; vi) GHG/air Quality; vii) biological resources; viii) erosion; ix) traffic; x) geology & slopes; xi) groundwater; xii) utility and service systems; xiii) energy conservation; xiv) scenic highway aesthetics; xv) lighting; and xvi) consistency with the County's General Plan, Western Coachella Valley Area Plan and community character. Therefore, an Environmental Impact Report ("EIR") must be prepared.

As part of the EIR process, the public deserves the opportunity to weigh in on the scoping of the document, review appropriate data collection with an analysis of plan alternatives and participate in public hearings.

If the County chooses to approve the Project despite the General Plan inconsistencies and failure to comply with CEQA, Wintec requests the County condition the Project to never allow a habitable structure such as a school, homeless center, preschool, daycare, etc. to operate on the Project site.

## **1. THE PROJECT IS INCONSISTENT WITH THE COUNTY'S GENERAL PLAN AND SAN GORGONIO PASS WIND ENERGY POLICY AREA POLICIES**

The Project is located within the W-2 Zone (Controlled Development Area) and has a General Plan Land Use Designation of Rural: Rural Desert ("R:RD"). It is also within the San Gorgonio Pass Wind Energy Policy Area. A church may be allowed in the W-2 Zone with an approved Plot Plan.<sup>3</sup> To approve a Plot Plan, the Planning Director must first consider the environmental impacts of the Project, and then find that the Project conforms to all the requirements of the County's General Plan and that development is compatible with the present and future logical development of the surrounding property.<sup>4</sup>

### *i. The Project is incompatible with the County's General Plan Land Use Designation.*

The proposed Project is not in conformance with the General Plan's Rural Desert Land Use designation. Rural Desert allows for limited residential, recreational, renewable energy and compatible resource development, and governmental and utility uses. Riverside County Ordinance No. 348, Article XVIII, labels church, chapels, and other places of worship as "Civic/Religious Institutions." The General Plan's Land Use policy is very clear as to what is allowed and the proposed Project, a large church, is a disallowed institutional use.

"Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses" are also allowed in the Rural Desert Land Use designation. Pursuant to Land Use Policy 21.7, the proposed "small-scale" commercial development shall be "between 0.5 and 2.5 acres, ... compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area, ... be implemented through allowed uses and related development standards of the Rural Commercial

<sup>3</sup> Ordinance No. 348.4857, Article XV, §15.1(c)7.

<sup>4</sup> Ordinance No. 348.4857, Article XVIII, §18.30(C).

(C-R) Zone.”<sup>5</sup> The church, parking lot, and circulation are at 4.87 acres and located on a parcel over 7 ½ acres; exceeding the size of development intended for a small-scale commercial development.<sup>6</sup> As explained above, the Project is an institutional use and not a commercial use. The Project does not blend with the rural nature and is not compatible with the surrounding rural land uses. Therefore, the Project is not a “small-scale” commercial use and is not consistent with Land Use Policy 21.7. The Plot Plan cannot be approved.

The IS/ND itself states that this Project is not a compatible land use: “The Rural Desert land use designation allows for single-family residences and neighborhood serving small-scale commercial uses that are compatible with surrounding uses. Although the church project would not [sic] considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community.”<sup>7</sup> The Project cannot be compatible with the Rural Desert Land Use designation if it does not fall within the parameters of that designation.

*ii. The Project does not conform to the future logical development of the surrounding property.*

The majority of the properties surrounding the Project are primarily vacant and undeveloped with the exception of wind turbine facilities located to the south and west of the Project site and a solar facility across Worsley road. General Plan Land Use policy 21.3 requires the County “[e]nsure that development does not adversely impact the open space and rural character of the surrounding area.” The County’s Plot Plan Ordinance requires that the overall “development of the property is designed ... to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.”<sup>8</sup>

The future logical development of the surrounding area is wind and other renewable energy. This is reflected by the San Gorgonio Pass Wind Energy Area overlay for this Project site. Pursuant to the County’s Western Coachella Valley Area Plan (“WCFAP”) document, “[t]he San Gorgonio Pass Wind Energy Area is considered to be one of the best areas in the nation for the development of wind energy.”<sup>9</sup> The purpose in designating the San Gorgonio Pass Wind Energy Policy Area was to foster the growth of renewable energy and limit neighboring uses in opposition. The Project is a large church that clearly does not fit within the intent of the San Gorgonio Pass Wind Energy Policy Area.

The Project is also not consistent with the WCFAP 2.6 which allows “limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.” The Project description includes no mention of servicing the Project with alternative energy. Therefore, the Project is inconsistent with WCFAP 2.6 and cannot be approved.

*iii. The Project is inconsistent with the General Plan Noise Policy.*

The Project is inconsistent with General Plan Noise Policy 1.3 which requires sensitive uses such as a place of worship be discouraged in areas in excess of 65 CNEL. Pursuant to General Plan Noise Policy 8.6 noise forecasts are to be based on designed road capacity or 20-year projection.

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<sup>5</sup> According to the C-R zone, the County’s “intent” in allowing these small-scale, commercial uses is “to establish a zone classification which will promote these rural commercial uses on parcel of generally less than 2 ½ acres.” Ordinance No. 348.4857, § 9.61

<sup>6</sup> See Project Submittal Drawings.

<sup>7</sup> IS/ND, Page 27 of 43.

<sup>8</sup> Ordinance No. 348.4857, Article XVIII, §18.30(C).

<sup>9</sup> Western Coachella Valley Area Plan, July 11, 2017, Page 27.

In the noise study prepared by Kunzman Associates, Inc. dated September 20, 2017 and relied upon in the IS/ND (“Kunzman Study”): “Future SR-62 noise levels at the proposed church are expected to reach 68.66 CNEL” and “[f]uture Worsley Road noise levels at the proposed church are expected to reach 72.88 CNEL.”<sup>10</sup> The Kunzman Study is relying on future noise levels in response to General Plan Noise Policy 8.6: “Require that all future exterior noise forecasts use Level of Service C, and be based on designed road capacity or 20-year projection of development (whichever is less) for future noise forecasts.”

Since the noise level at the project site is expected to be in excess of 65 CNEL, approving the Plot Plan for the project violates the County’s General Plan. The Project cannot be approved without adequate mitigation.

*iv. The Project does not meet the County’s parking requirement.*

The Project does not meet the County’s parking requirement pursuant to Section 18.12 of County Ordinance No. 348. The County’s Ordinance requires parking at 1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes. The Plot Plan submitted by the applicant on October 3, 2016 shows a building of 22,500 square feet and a main sanctuary and meeting area of 10,000 square feet. With 10,000 square feet of meeting space, the Project must provide at least 286 parking spaces.

In what seems like an effort to avoid the parking requirements, the applicant submitted a revised Plot Plan on October 3, 2017. The dimensions for the sanctuary and meeting area appear to be the same but the applicant attempted to delineate between the main sanctuary (7,000 square feet) and meeting area (3,000 square feet). The applicant’s latest submission shows a sanctuary of 8,572 square feet and a multi-purpose room of 1,945 square feet for a total of 10,517 square feet. Pursuant to the County Ordinance, parking must be provided based on the net assembly area used simultaneously for assembly purposes. If the sanctuary and meeting area will be used simultaneously, parking must be provided based on the combined square footage. Based on 10,517 square feet, the Church must provide 300 parking spaces. The Church only proposes 262 spaces. This is not in conformance with the County’s Ordinance. Therefore, the Plot Plan must not be approved.

The Project violates the County’s General Plan Land Use Designation, Land Use Policies, Western Coachella Valley Area Plan Policy, Noise Policy, and parking requirements cannot support the Project.<sup>11</sup> Since a Plot Plan cannot be approved unless it is consistent with the General Plan and County Ordinances, the Plot Plan must not be approved for this project.<sup>12</sup>

<sup>10</sup> United Pentecostal Church Noise Impact Analysis, September 20, 2017, Kunzman Associates, Inc., (“Kunzman Study”), Page 17.

<sup>11</sup> “The Planning and Zoning Law does not contemplate that general plans will be amended to conform to zoning ordinances. The tail does not wag the dog. The general plan is the charter to which the ordinance must conform.” *Leshner Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 541. The proposed Project is not compatible with the surrounding renewable energy land uses (LU 21.3), is not a small-scale commercial use (LU 21.7); is not a “limited industrial and commercial uses, serviced by alternative energy” (WCVAP 2.6); and is a sensitive use being proposed in an area with noise levels beyond 65 CNEL (N 1.3).

<sup>12</sup> Ordinance No. 348.4857, Article XVIII, § 18.30(C)1, 2.



## 2. THE IS/ND IS INADEQUATE BECAUSE THE PROJECT HAS POTENTIALLY SIGNIFICANT, UNMITIGABLE ENVIRONMENTAL IMPACTS THAT REQUIRE AN EIR.

CEQA empowers state and local governmental agencies to thoroughly consider the environmental implications of their discretionary actions.<sup>13</sup> The California Supreme Court has repeatedly affirmed that CEQA must be interpreted liberally “to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.”<sup>14</sup> CEQA requires an agency evaluate the environmental effects of the whole of an action that may result in a direct or reasonably foreseeable indirect change in the physical environment.<sup>15</sup>

Two of CEQA’s main purposes are to inform governmental decision makers and the public about the potential significant environmental effects of a proposed project and to identify ways that environmental damage can be avoided or significantly reduced.<sup>16</sup> The burden is on the County to demonstrate that the County adequately evaluated the Project’s direct or reasonably foreseeable indirect change in the environment. The County has failed to so demonstrate in the IS/ND.

### a. Failure to Give the Public Opportunity to Comment

A primary goal of CEQA is to provide meaningful public disclosure of potential environmental impacts.<sup>17</sup> In fact, CEQA requires that the public have at least 30 days to review the proposed negative declaration “and all documents referenced in the proposed negative declaration....”<sup>18</sup> It seems the County has forgotten the importance of public disclosure for this Project as it has been a painstaking process to receive the documents relied upon in the IS/ND.

When Wintec first received notice of the Director’s hearing on the Project, originally scheduled for April 16, 2018, I contacted the County to request all the documents referenced in the proposed IS/ND. I was told that many of the documents would not be available until 72 hours before the hearing or were not available at all. In fact, the County was even hesitant to make the IS/ND available for our review. Therefore, the only way to receive the necessary CEQA documents was through a Public Records Act (“PRA”) request. Even after initiating the PRA request, getting basic documents, like the proposed conditions of approval for the Project and technical reports took utter persistence. Between April 5, 2018 and May 16, 2018, I sent four letters requesting documents and proper notice under CEQA and numerous emails and phone calls to follow up. The last set of documents, which included the draft project conditions of approval relied upon in the IS/ND, was provided on May 25, 2018; less than 30 days prior to the new continued hearing date.

The County’s unreasonable delay in providing the documents violates the PRA and it violates CEQA. The PRA requires prompt disclose of responsive records.<sup>19</sup> Furthermore, the PRA prohibits the delay or obstruction of the inspection or copying of public records.<sup>20</sup> The conditions of approval relied upon

<sup>13</sup> California Code of Regulations Title 14, Chapter 3 (“CEQA Guidelines”); Selmi, *The Judicial Development of the California Environmental Quality Act*, 18 U.C.D. L. Rev. 197, 202 (1984).

<sup>14</sup> *Laurel Heights Improvement Ass’n. v. Regents of the Univ. of Cal.* (1988) 47 Cal.3d 376, 390 (quoting *Friends of Mammoth v. Bd. of Supervisors* (1972) 8 Cal.3d 247, 259).

<sup>15</sup> CEQA Guidelines § 15378.

<sup>16</sup> CEQA Guidelines § 15002(a), (b).

<sup>17</sup> Public Resource Code § 21002.1(e).

<sup>18</sup> CEQA Guidelines §§ 15072(g)(4), 15073(a).

<sup>19</sup> Cal. Gov. Code § 6253(b); 88 Ops. Cal. Atty. Gen. 153 (2005).

<sup>20</sup> Cal. Gov. Code § 6253(d). Cal. Gov. Code § 6253.9 (“any agency that has information that constitutes an identifiable public record not exempt from disclosure pursuant to this chapter that is in an electronic format shall make that information available in an electronic format when requested by any person requiring that an agency make electronic format shall make that information available in an electronic format when requested by any person...”)

in the IS/ND were not given to us until May 25, 2018, despite the fact that the County had the document electronically available. In fact, the County had already sent the document to the applicant on April 6, 2018, thereby waiving any draft document or other exemption it may have to withhold the document. The County's decision to wait approximately 50 days to send a document that was easily available is a delay and obstruction in the copying of public records that violates the PRA and CEQA. It also deprived the public of transparency and a meaningful opportunity to comment.

**b. Failure to Provide Notice**

The County must provide notice of its intent to adopt the IS/ND for the Project with the office of the County Clerk.<sup>21</sup> The notice shall remain posted for a period of 30 days.<sup>22</sup>

As of June 15, 2018, the County has not noticed the County's intent to adopt a negative declaration on the County Clerk's site. We have performed numerous searches via the County Recorder's self-service environmental filing search.<sup>23</sup> There is reference to the United Pentecostal Church, Plot Plan No. 26164 posted with the Clerk, however it provides no notice of an intent to adopt a negative declaration.<sup>24</sup> To confirm our search results and see if there were any documents attached to the notice, my associating attorney Stephanie Smith called the County Clerks' office on May 2, 2018 at 9:59 a.m. and again on May 3, 2018 at 12:23 p.m. However, the Clerk's office was unable to provide any other environmental documents for the Project and could not explain what the Clerk's Fish and Game Filing was for the Project. We request that the County provide notice as required under CEQA by posting notice with the County Clerk at least 30 days prior to the hearing on the Project.

**c. Failure to Comply is Prejudicial**

To ensure public notice and an opportunity to review, CEQA has strict noticing requirements for a negative declaration. The failure to comply with the information disclosure requirements of CEQA and prevent relevant information from being available to the public may constitute a prejudicial abuse of discretion and cause the County's decisions to be set aside.<sup>25</sup> The County has failed to provide notice with the office of the County Clerk and failed to provide the public at least 30 days to review the Conditions of Approval the IS/ND relied on to conclude the Project will not have a significant impact on the environment. The County has failed to comply with CEQA.

The County's decision to move forward with the hearing without posting notice and making the documents referenced in the IS/ND available for public review is a prejudicial abuse of discretion. If the County does not make the documents available 30 days prior to the hearing and provide notice pursuant to CEQA, a Court may invalidate the County's adoption of the IS/ND and approval of the Plot Plan for the Project.

Therefore, we demand that the County: (1) provide notice with the County Clerk of its intent to adopt a negative declaration; and (2) provide a minimum of 30-day public review and comment period after the County provides notice of the IS/ND and makes all documents referenced in the IS/ND available.

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<sup>21</sup> Pub. Res. Code § 21092.3; CEQA Guidelines § 15072(a), (d).

<sup>22</sup> *Id.*

<sup>23</sup> <https://webselfservice.riversideacr.com/Web/search/DOCSEARCH313S9>

<sup>24</sup> See Exhibit A for a copy of the public document available on the County Clerk's site.

<sup>25</sup> Pub. Res. Code § 21005.

#### **d. Potentially Significant Impacts on the Environment**

The IS/ND lacks the substantial evidence necessary for the County and the public to adequately assess whether there is a significant impact. An EIR must be prepared “[i]f there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment ....”<sup>26</sup> If there is “substantial evidence that the project might have [a significant impact on the environment], but the agency failed to secure preparation of the required EIR, the agency’s action is to be set aside because the agency abused its discretion by failing to proceed in a ‘manner required by law.’” *Friends of “B” Street v. City of Hayward (1980)* 106 Cal. App. 3d 988, 1002. As set forth by the facts in the IS/ND, the technical studies, and assumptions based on those facts; and expert opinions, the Project has the potential to have significant impacts on the environment. Therefore, an EIR must be prepared.

Moreover, the Project description lacks important details such as the number of Church services the Project plans to hold each Sunday, uses for the numerous classrooms, and additional uses proposed during the week. These details of the Project are important to conform with the general concepts of CEQA and inform the public and decision makers about the potential impacts of the Project.<sup>27</sup> The Project description must be revised to provide the level of detail necessary for the public and decision makers to fully evaluate the Project’s significant impacts on the environment.

##### **i. Water Quality**

The Conditions of Approval for the Project, dated April 2, 2018 state that a Water Quality Management Plan (WQMP) must be submitted for approval. Based upon the review of Mr. Hildebrandt, an expert engineer with Albert A. Webb Associates, he believes the Project fails to demonstrate that the water quality treatment feature is protected from the 100-year floodplain.<sup>28</sup> “If the water quality treatment feature is impacted by the 100-year flood, pollutants contained within the water quality treatment feature may be washed downstream and create significant impact to the downstream properties.”<sup>29</sup> Therefore, an EIR must be prepared.

##### **i. Sewer**

The IS/ND provides no analysis of the impacts that a septic sewer system will have. In fact, the IS/ND concludes that the project will be conditioned to obtain sewer service from the Mission Springs Water District (“MSWD”). However, the draft Conditions of Approval dated April 2, 2018 do not condition the project to obtain septic services. The only condition related to septic is that the applicant must provide a “satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health.”

Pursuant to CEQA, the impact of supplying utilities to the site must be analyzed now. *Habitat & Watershed Caretakers v. City of Santa Cruz (2013)* 213 Cal.App.4th 1277, 1297 (requiring analysis of the whole of the action at the time of approval, including future sewer services.). Conditioning a project on receiving sewer when it is uncertain whether it will be available is improper under CEQA. The CEQA document must adequately disclose the impact of supplying sewer. The Will Serve letter

<sup>26</sup> Public Resource Code § 21080(d).

<sup>27</sup> CEQA Guidelines §15002(a).

<sup>28</sup> See Exhibit B, Expert Opinion from Scott Hildebrandt.

<sup>29</sup> Id.

dated May 2, 2018 from MSWD made it clear that "Sewer Service is currently unavailable in this area." Therefore, the IS/ND must analyze impacts of alternative sewer or septic services.<sup>30</sup>

It appears that the Project is proposing to construct a sanitary sewage system utilizing seepage pits located in the southwesterly portion of the developed site. The County of Riverside Ordinance 458 Section 6.a.4, states that "new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them."

In Mr. Hildebrandt's opinion, "the Project fails to demonstrate that the proposed seepage pits are protected from floodwaters. The district has previously indicated that the floodwaters are highly erosive and are at risk of breaking outside of the natural path. This can create a potential significant impact to the sanitary sewage system and may cause contamination to sanitary sewage system and may cause waste material to be washed downstream onto the surrounding properties."<sup>31</sup> Due to the Project's potentially significant impact to water quality and other environmental effects, an EIR must be prepared.

## ii. Hydrology and Drainage

The Project fails to analyze the existing floodplain limits both upstream and downstream of the Project, which as expert Scott Hildebrandt has opined, may cause a significant impact.<sup>32</sup> The County's Advisory Notification Document states that the "development of [the Project] site would increase peak flow rates on downstream properties."<sup>33</sup> The Conditions of Approval require that the project must mitigate for the adverse impacts and submit future to support the final design features.<sup>34</sup> This is an improper deferral of analysis; environmental impacts must be addressed and analyzed now. Moreover, to the extent that the County imposes this Condition on the project as a mitigation measure, the environmental document must be recirculated since the current document is a negative declaration that does not impose mitigation measures.

According to Mr. Hildebrandt, "[b]y failing to establish the existing flooding limits upstream and downstream of the Project, the Project fails to demonstrate that the floodplain limits are not altered and do not create significant impacts on the adjacent property."<sup>35</sup> Therefore, an EIR must be prepared.

The IS/ND also provides no analysis of impacts associated with grading, infiltration basins, or a septic system. Deferring mitigation and analysis to a future study, future project conditions, or future project design is also a violation of CEQA. The environmental document must be revised to analyze and

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<sup>30</sup> See *Stanislaus Natural Heritage Project v County of Stanislaus* (1996) 48 CA4th 182 (The court decided that the EIR did not need to identify a specific water source, but that the EIR must adequately disclose the impact of supplying water to the site); *Santa Clarita Org. for Planning the Env't v County of Los Angeles* (2003) 106 CA4th 715 (EIR deficient because not based on reliable evidence relating to projected future supplies but relied on theoretical water supply entitlements even though shortfall in actual deliveries was likely); *Napa Citizens for Honest Gov't v Napa County Bd. of Supervisors* (2001) 91 CA4th 342, 371 (when uncertain whether identified water supplier will have enough water to serve project, and there is realistic possibility that water supplies will have to be obtained from another source, EIR must examine whether other sources exist and describe environmental consequences of tapping such resources).

<sup>31</sup> Exhibit B, Expert Opinion from Scott Hildebrandt dated June 15, 2018.

<sup>32</sup> See Exhibit B, Expert Opinion from Scott Hildebrandt.

<sup>33</sup> Advisory Notification Document, Page 7.

<sup>34</sup> Conditions of Approval, 060-Flood. 1.

<sup>35</sup> See Exhibit B, Expert Opinion from Scott Hildebrandt.

disclose the potentially significant impacts associated with grading, infiltration basins, septic systems, and a raised structure.

The IS/ND also concludes there will not be a significant impact because: i) a minimum of 50 percent flow through area shall be maintained throughout the project site; ii) all buildings shall be elevated and aligned to minimize the blockage and flows; and iii) all proposed buildings shall be proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground.<sup>36</sup>

In Mr. Hildebrandt's opinion, "the Project fails to demonstrate that at least 50% of the flow path is unobstructed."<sup>37</sup> "Based upon the location of the proposed building and the lack of detailed floodplain information, the Project fails to demonstrate that the building does not block the 100-year floodplain."<sup>38</sup>

Finally, the IS/ND failed to properly disclose or analyze all the impacts that the Project may have. The Preliminary Geotechnical Interpretative Report prepared by Earth Strata Geotechnical Studies Inc. dated April 19, 2017, is just a "preliminary report." The preliminary report states that "Basin routing calculations will be performed to address potential HCOC impacts. Calculations will be performed during final engineering to determine the final outflow reduction resulting from mitigation." Again, the IS/ND cannot avoid studying potential HCOC impacts by proposing a plan to mitigate presumed impacts based on future studies, unless the mitigation measures and mitigation performance standards are identified. *San Joaquin Raptor Rescue Ctr.* (2007) at 671.

To the extent the County plans to impose mitigation measures to mitigate for significant impacts identified to hydrology, the County must circulate a mitigated negative declaration or EIR. Moreover, as observed by expert, Mr. Hildebrandt, the altered flow of flood water may result in a significant impact to neighboring property owners and the obstruction of the waterflow may result in significant impact to flood flow. These potentially significant impacts require an EIR to analyze and disclose the impacts and alternatives.

### iii. Traffic

The Project may lead to significant impacts to transportation and traffic on Sundays and during construction.

The ADT of 508 that the IS/ND relies on to analyze traffic is not accurate.<sup>39</sup> To analyze noise and GHG impacts, the IS/ND uses a trip count of 833 which is based on seating for just 450.<sup>40</sup> The Project plans show fixed pews with seating for 550 people: Eighteen percent more people than the 450.<sup>41</sup> Therefore the ADT should be at least eighteen times the 833 relied upon for noise and GHG. When considering that nearly 1,000 cars will be merging on and off Highways 62 and Worsley Road within several hours, and that these roads are already at a Level of Service "C", it is likely that this Project will have a significant impact to traffic and circulation. *Keep Our Mountains Quiet v. County of Santa*

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<sup>36</sup> IS/ND at 24-25.

<sup>37</sup> Id.

<sup>38</sup> Id.

<sup>39</sup> IS/ND at 38 ("Since the project's [sic] has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highways 62 are sufficient to handle the project, and therefore would not have a significant impact related to circulation system.")

<sup>40</sup> IS/ND at 10.

<sup>41</sup> See Project Submittal Drawings.



*Clara* (2015) 236 Cal.App.4th 714, 735-736 (requiring an EIR because of significant impacts to traffic due to, among other factors, traffic volumes doubling in the hours when guests arrive/leave.).

The IS/ND also fails to adequately consider the significant impacts associated with construction traffic or street improvements that the Project may be conditioned to do. There are no mitigation measures imposed to ensure that traffic control devices are implemented and carried out to mitigate for the impacts. Rather, the IS/ND relies on unenforceable traffic control to conclude that the construction related traffic impacts will be less than significant.

The IS/ND relies on street improvements to reduce the significant impact that the Project will have to circulation and hazards due to intersection design feature. However, these conditions do not appear to be enforceable mitigation measures, as required by CEQA. Moreover, the street improvements relied on by the IS/ND are vague and undefined.

#### iv. Noise

In determining whether the Project will have a significant impact to noise, the County should apply a more stringent threshold of significance because the site is already impacted by high noise levels. *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 194 (“thresholds should be more stringent for environments that are already noise impacted.”) Pursuant to the Kunzman Study, “[f]uture SR-62 noise levels at the proposed church are expected to reach 68.66 CNEL.” “Future Worsley Road noise levels at the proposed church are expected to reach 72.88 CNEL.” These noise levels are so high that the County’s General Plan discourages the use of a Church where such high noise levels exist.

The IS/ND tries to dismiss the Project’s noise impacts because the noise will only occur during the day: “[T]o minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.”<sup>42</sup> This is a mitigation measure. Mitigation measures should be accounted for in a Mitigation Monitoring and Reporting Program (MMRP) and the IS/ND should be recirculated. Moreover, this mitigation measure to restrict construction “substantially” to daylight hours is vague and insufficient to mitigate the impacts to noise. *See Citizens for Responsible and Open Government v. City of Grand Terrace* (2008) 160 Cal. App. 4th 1323, 1341 (“there is no evidence of any measure to be taken that would ensure that the noise standards would be effectively monitored and vigorously enforced.”) Therefore, the Project may result in a significant impact and an EIR is required.

The IS/ND also dismisses construction noises because they will be temporary.<sup>43</sup> But the temporary nature of noise impacts does not make it insignificant. *See Berkley Keep Jets Over the Bay Comm. V. Board of Port Commissioners* (2001) 91 Cal. App.4th 1344, 1380-1381; *Chawanakee Unified School Dist. v. County of Madera* (2011) 196 Cal.App.4th 1016, 1029 (noise caused by the construction activity is an impact that should be considered.). Because the construction has the potential to result in a significant impact, an EIR should be prepared.

The Project will also result in the exposure of persons to noise level in excess of standards established in the local general plan resulting in a significant unmitigated impact. The County’s General Plan Noise Policy 1.3 requires that the County “Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: ...places of worship.” Therefore, approval of the Project, a place of worship, will expose people to noise levels far beyond the levels allowed in

<sup>42</sup> *Id.*

<sup>43</sup> IS/ND at 32.



the General Plan resulting in a significant unmitigated impact. A full EIR is needed to account for the significant noise impact.

v. Land Use & Planning

The project may lead to significant impacts to the present and planned land use of the area. The Project site is located in the Rural Desert Land Use designation and is not a compatible use in the Rural Land Use designation. Moreover, the Project is located within the San Gorgonio Pass Wind Energy Area which is considered to be one of the best areas in the nation for the development of wind energy. The San Gorgonio Pass Wind Energy Area is intended for renewable energy land uses, but "limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks." The Project is not an industrial or commercial use nor is it being served by alternative energy. Therefore, the Project will have a significant impact to the planned land uses in the area.

Approving the Plot Plan will also lead to cumulative land use impacts, including significant changes to other sites in the San Gorgonio Pass Wind Energy Policy Area. When other developers see that large projects like this Project are permitted in the Wind Energy Policy Area, it is likely that more non-wind energy projects will develop, making land prices more valuable and thereby discouraging wind energy uses with more costly land prices and more residents that may oppose future wind developments. See *City of Santee v. County of San Diego* (1989) 214 Cal. Appl. 3d 1438, 1452 ("even projects anticipated beyond the near future should be analyzed for their cumulative effect.").

vi. GHG/ Air Quality

The Project will increase greenhouse gas emissions ("GHG"), thereby creating a potentially significant impact on GHG production. The Air Quality and Greenhouse Gas Assessment prepared by Liburn Corporation, dated March 23, 2017 ("Liburn Report") concluded that the annual GHG level is 2,574.7 CO<sub>2</sub>e per year.<sup>44</sup> However, the report failed to include some sources of GHG emissions. For example, the Project is proposing to use septic on site, but the report did not analyze the impacts associated with septic. The report relied on fixed pews with seating for 450 to study traffic trips; rather than fixed pews with seating for 550 as submitted by the applicant.<sup>45</sup> This increased seating will result in additional traffic trips with a significant increase to the GHG emissions calculated in the Liburn Report. Moreover, the Liburn Report did not analyze the impacts associated with getting water to the Project during construction to comply with BMPs. Once these and other additional emission sources and increased emission levels are accounted for, the project will likely result in GHG emissions above the County's Climate Action Plan ("CAP") screening threshold. Therefore, the Project has the potential to generate GHG emissions that may have a significant impact on the environment.

The IS/ND concludes that the Project's protected total GHG emissions are well below the threshold of 3,000 per year.<sup>46</sup> According to Appendix F of the County's CAP, the 3,000 MT CO<sub>2</sub>e per year value is used in defining small projects that, when combined with two modest efficiency measures are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis described below. These efficiency measures are:

- Energy efficiency of at least five percent greater than 2010 Title 24 requirements, and

<sup>44</sup> Liburn Report at page 19.

<sup>45</sup> See Project Submittal Drawings (showing seating for 550); Liburn Report at 19.

<sup>46</sup> The IS/ND uses 265.7 MTY for this conclusion, yet the Liburn Report, concluded that the annual GHG level is 2,574.7 CO<sub>2</sub>e per year. Liburn at 19; IS/ND at 20.

- Water conservation measures that matches the California Green Building Code in effect as of January 2011.

However, the IS/ND does not impose these mitigation measures on the Project. These efficiency measures are not mandatory elements for compliance with the County's CAP. Rather, they act as optional mitigation measures if a Project would like to mitigate their impacts and avoid using the CAP's Screening Tables or alternative GHG mitigation analysis. Therefore, even if the Project's GHG annual emissions are below the threshold, which they likely are not, the Project will still have a significant impact to GHG emissions because the County is not imposing any mitigation measures.

The IS/ND also concludes that the project will be subject to a "variety" of regulations and measures that will reduce GHG emissions below the Business as Usual (BAU) level. Yet it does not disclose what are these measures and regulations. Pursuant to CEQA, the lead agency is required to disclose exactly which measures the Project must comply with or the performance criteria to which it must comply with.<sup>47</sup> Moreover, here, the County does not even propose these measures as "mitigation measures." Therefore, the Project may result in a significant cumulative impact to GHG emissions.

#### vii. Biological Resources

The Project will lead to significant impacts to biological resources which necessitates an EIR.

The Project involves the grading and construction of a large church, parking lot and circulation and landscaping totaling nearly six acres on a parcel that is largely undisturbed.<sup>48</sup> The Habitat Assessment identified a Desert Dry Wash on the Project site.<sup>49</sup> The Habitat Assessment recommend that a streambed delineation study be conducted in the future.<sup>50</sup> Expert Biologist and County Authorized Biologist Consultant,<sup>51</sup> Victor Horchar, confirmed that a determination of impact significance cannot be made without data from a jurisdictional delineation. "Without an official delineation there is no way of knowing if a project will impact the drainage."<sup>52</sup>

Relying on a future study like the jurisdictional delineation is an improper deferral of mitigation since no criteria or policies are incorporated.<sup>53</sup> However, the IS/ND does not even acknowledge that the County will require a future jurisdictional delineation study. Instead, the IS/ND ignores the Desert Dry Wash identified on site altogether because the project has allegedly been designed to avoid the desert dry wash. This is a violation of CEQA. As expert biologist, Mr. Horchar explains, "[a] redesigned project that intends to avoid the drainage may still result in significant impacts to the drainage through several means such as unauthorized travel routes created during the construction process, runoff flowing into the drainage after the project is completed, or by providing atypical human

<sup>47</sup> See *Communities for a Better Env't v City of Richmond* (2010) 184 CA4th 70, 95 (list of potential GHG mitigation measures rejected as "nonexclusive, undefined, untested and of unknown efficacy").

<sup>48</sup> See Project Submittal Drawings.

<sup>49</sup> Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 ("Habitat Assessment") at 4.

<sup>50</sup> Habitat Assessment at 94.

<sup>51</sup> <http://rctlma.org/Portals/1/Users/038/38/38/Revised%206-26-17%20Authorized%20Biological%20Consultant%20List.pdf?ver=2017-06-26-081301-593> (listing Mr. Horchar as an Authorized Biological Consultant).

<sup>52</sup> Expert Opinion from Victor Horchar dated May 22, 2018, ("Horchar Opinion") attached as Exhibit C.

<sup>53</sup> *San Joaquin Raptor Rescue Ctr. v County of Merced* (2007) 149 CA4th 645, 671; *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 793-794; *Sundstrom v County of Mendocino* (1988) 202 CA3d 296 (requiring a future study to demonstrate the absence of a significant environmental impact is improper under CEQA since deferring the evaluation of an environmental impact improperly skirts the required procedures for public review and agency scrutiny of potential environmental impacts.)

access to the drainage resulting in damage. These factors must be taken into account during pre-project design and post-project operations.”<sup>54</sup>

Therefore, the IS/ND improperly defers the review and analysis of potential impacts related to the Desert Dry Wash on site. Courts have held that the lead agency cannot adopt a negative declaration if it can be “fairly argued” that the project may cause significant environmental impacts. Based on Mr. Horchar’s review, the Project, even as redesigned, “may still result in significant impacts to the drainage.”<sup>55</sup>

CEQA places the burden of environmental investigation on government rather than the public. If the local agency has failed to study an area of possible environmental impact, a fair argument may be based on the limited facts in the record. Deficiencies in the record may actually enlarge the scope of fair argument by lending a logical plausibility to a wider range of inferences.<sup>56</sup>

Pursuant to CEQA, the whole Project must be analyzed under an EIR since even with a redesigned project there are still potentially significant impacts. This includes any impacts and mitigation measures that will be required when the Project is required to obtain a Streambed Alteration Agreement from the California Department of Fish & Wildlife and/or a 401 Permit from the Army Corp of Engineers.<sup>57</sup>

The Habitat Assessment also found at least eleven federally listed and state listed species on the Project site.<sup>58</sup> In addition, and not analyzed in the Habitat Assessment, desert tortoise are known to occur in the region.<sup>59</sup> The site can also provide foraging habitat for the golden eagle and the burrowing owl.

Being a negative declaration, there are no mitigation measures imposed. However, the IS/ND states that the project will be conditioned to conduct burrowing owl services prior to initiation of construction activities.<sup>60</sup> Requiring a future study, such as a nesting bird survey to mitigate for a project’s impacts is an improper deferral of mitigation since no criteria or policies are incorporated. *San Joaquin Raptor Rescue Ctr. v County of Merced* (2007) 149 CA4th 645, 671. As Victor Horchar explained, appropriate measures must be defined. “Typically, this means the establishment of a 200-foot buffer around any active bird nest. No construction can take place within the buffer until nesting is completed and fledglings have abandoned the nest. A County-approved biologist must complete weekly surveys of nests within each buffer area to determine if nesting has been completed.” The

<sup>54</sup> Exhibit C, Horchar Opinion.

<sup>55</sup> *Id.*

<sup>56</sup> *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296, 311.

<sup>57</sup> “If the project is in a 100-year floodplain the U.S. Army Corps of Engineers and the Regional Water Quality Control Board must be consulted. The Army Corps will issue the required 404 Permit only if their requirements for protection are met. The Regional Water Quality Control Board will require specific mitigation before they issue the required 401 Permit. The California Department of Fish & Wildlife will require a 1600 *et seq* Permit (Streambed Alteration Agreement) before the project can be approved. None of these agencies will issue a permit unless they receive data/findings from jurisdictional delineation.” Exhibit C, Horchar Opinion.

<sup>58</sup> Triple-ribbed milk-vetch (Habitat Assessment, page 53); pygmy lotus (Habitat Assessment, page 50); Singlewhorl Burrobrush (Habitat Assessment, page 52); Spiny-hair blazing star (Habitat Assessment, page 53); desert tortoise (Habitat Assessment, page 57); red diamond rattlesnake- historic records west of SR 62 (Habitat Assessment, page 57); black tailed gnatcatcher (Habitat Assessment, page 60); burrowing owl (Habitat Assessment, page 60); Cooper’s Hawk (Habitat Assessment, page 61); Golden Eagle (Habitat Assessment, page 61); Vaux’s swift (Habitat Assessment, page 63).

<sup>59</sup> Exhibit C, Horchar Opinion.

<sup>60</sup> IS/ND at 12.

County should circulate the environmental document with proper mitigation measures identified to mitigate significant impacts as required pursuant to CEQA.<sup>61</sup>

There is a potentially significant unmitigated impact to biological resources in light of the species and habitat present at the Project site and an EIR must be prepared.<sup>62</sup> Failure to impose mitigation measures to mitigate for the Project's impact and circulate the document for public review may result in the County's action on the IS/ND be set aside.<sup>63</sup>

The project may also result in a potentially significant impact to Golden Eagles and desert tortoise since Golden Eagle Habitat is present on the Project site according to the Habitat Assessment<sup>64</sup> and desert tortoise is known to exist in the area. This impact is not disclosed in the IS/ND and therefore the IS/ND must be recirculated for public review and an EIR must be prepared.

#### viii. Erosion

The Project's location next to a Desert Dry Wash and imposition of infiltration basins, septic, and large swaths of pavement may result in a significant impact to the desert dry wash and drainage due to erosion. The IS/ND fails to provide any analysis on how a septic system on site will impact erosion. Moreover, the Project's large footprint of nearly 4 acres plus the removal of 5-7 feet below ground for a building pad excavation of 3-5 feet for the parking lot<sup>65</sup> may result in a significant increase in erosion during construct that must be analyzed and disclosed to the public pursuant to CEQA.

Based on Mr. Hildebrandt review of the Project, he believes that "[b]y concentrating the flood flows, the erosion potential will be increased within the concentrated floodplain area until the floodplain returns to the historical limits. This increase in erosion will cause a significant impact to downstream property."<sup>66</sup> Because the Project has the potential to result in a significant impact, an EIR must be prepared.

Furthermore, the IS/ND is imposing a condition of approval to control dust during grading activities. This condition of approval is being used to mitigate the project's significant impact and must be included as a mitigation measure and the environmental document must be recirculated for public review and comment.

#### ix. Geology & Slopes

The IS/ND concludes that that impacts to topography will be less than significant because the Project will require limited grading. However, the Advisory Notification Document notes that the "the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas."<sup>67</sup> With the church, parking lot and circulation covering nearly five acres, removal of soil of 3 to 7 feet below existing grading is not a limited amount. Therefore, the Project has the potential to result in a significant impact to geology and topography.

---

<sup>61</sup> CEQA Guidelines § 15073.5(b).

<sup>62</sup> Public Resource Code § 21080(d).

<sup>63</sup> *Friends of "B" Street v. City of Hayward* (1980) 106 Cal. App. 3d 988, 1002.

<sup>64</sup> Golden Eagle habitat identified, Habitat Assessment, Page 61.

<sup>65</sup> Preliminary Geotechnical Interpretative Report prepared by Earth Strata Geotechnical Studies Inc. dated April 19, 2017, Page 20 of 100; Advisory Notification Document, Page 13.

<sup>66</sup> Exhibit B, Expert Opinion from Scott Hildebrandt.

<sup>67</sup> *Id.* at Page 13.

x. Groundwater

The Project may have a significant impact to groundwater. The IS/ND concludes that water will be supplied by Mission Springs Water District. The Will Serve letter provides no analysis on how the Mission Springs Water District will serve the project. Pursuant to CEQA, the impact of supplying water to the site must be analyzed. See *Stanislaus Natural Heritage Project v County of Stanislaus* (1996) 48 CA4th 182.

xi. Utility and Service Systems

The Project may lead to significant impacts to water. The Project has a Will Serve letter for water services from the Mission Springs Water District which requires the construction of a new 12-inch water main. The IS/ND fails to disclose or analyze the impacts associated with the construction of this water main. Moreover, the IS/ND fails to analyze whether the Projects' water usage will require an expansion to Mission Springs Water District's existing facilities or where the water will come from.

xii. Energy Conservation

The Project does not propose to use any renewable energy sources. Therefore, the Project will have a significant impact to the County's adopted energy conservation plans. Western Coachella Valley Area Plan Policy 2.6 "limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks." Moreover, to rely on the screening metric in the Climate Action Plan, the Project must have an "energy efficiency of at least five percent greater than 2010 Title 24 requirements, and water conservation measures that matches the California Green Building Code in effect as of January 2011." The IS/ND proposes no mitigation measures to reflect these requirements nor does the Project appear to require these design features. Therefore, the Project may have a significant impact to energy conservation.

xiii. Aesthetics: Scenic Highway

The proposed Project is adjacent to a state designated scenic highway. The County's General Plan Land Use Policy 14.8 requires that the Project avoid blocking views with a solid wall. The proposed Church is a 22,406 square foot building which consists of a large solid wall with limited windows in violation of Land Use Policy 14.8.

The large wall that will face the scenic highway will result in a potentially significant impact in that it will obstruct prominent open views to the public and potentially result in an aesthetically offensive site open to public view.

xiv. Lighting

The Project has the potential to cause a significant impact to night skies. The IS/ND states that the site is located within a developed and infill area.<sup>68</sup> That is not true. Earlier in the IS/ND, the project is described as being surrounded by primarily vacant and undeveloped land with the exception of wind turbine facilities located to the south and west of the Project site, a solar facility just east of the subject site, and scattered residences 2,600 feet away.<sup>69</sup> The Project site is a rural area. Therefore,

<sup>68</sup> IS/ND at 7.

<sup>69</sup> IS/ND at 1 ("the majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site ...[and] [w]ind turbine facilities are located south of 18<sup>th</sup> Avenue and Highway 62 to the west"), IS/ND at 6 ("the site is currently vacant and surrounded to the south and east by renewable energy

adding new light sources into a rural area, even in compliance with the County's lighting ordinance rural area, could result in a new significant impact. Such impact must be evaluated.

Sincerely,



CYNTHIA MORGAN-REED  
of  
MORGAN REED LAW, P.C.

cc:

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**Filing Fee:** \$0.00

**Number Pages:**  
1

### Applicant Information

**Project Applicant:**  
Private Entity

**Lead Agency:**  
RIVERSIDE COUNTY PLANNING DEPARTMENT

**Applicant Name:**  
UNITED PENTECOSTAL CHURCH

### Project Title

#### Project Title(s)

PLOT PLAN NO. 26164

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June 15, 2018

Cynthia Morgan-Reed  
Morgan Reed Law P.C.  
2907 Shelter Islands Drive  
San Diego, CA 92106

Re: Engineering Review of Proposed Plot Plan 26164

Dear Cynthia,

Webb Associates has reviewed the various entitlement documents associated with the proposed Plot Plan 26164 (Project) as it pertains to the potential impacts on the surrounding properties. Our analysis was limited to the review of drainage, water quality, and utilities.

#### Drainage

As part of the County of Riverside Advisory Notification Document dated April 5, 2018, Flood .1, the Riverside County Flood Control & Water Conservation District (District) has identified that the project is located within the 100-year floodplain limits for Garnet Wash. It is further noted that the surrounding topography and potential debris/sediment makes the direction and concentration of flood flows unpredictable. It is recommended that buildings and obstructions be placed parallel to the flow path. Additionally, in the summary of the DRT Comments dated December 17, 2017, the District indicated that the wash is subject to highly erosive flows and presents the risk of breaking outside of its natural path and flooding the proposed building. The District recommended that the building being moved to the northern end of the parcel away from the natural wash.

In reviewing a copy of the provided hydrology study for the Project dated January 18, 2018, the Plot Plan, and Conceptual Grading, the Project fails to address the following issues which may cause significant impacts.

1. The Project fails to analyze the existing floodplain limits both upstream and downstream of the Project. The District has indicated that the flood flow presents a risk of breaking out of the natural path. By failing to establish the existing flooding limits upstream and downstream of the Project, the Project fails to demonstrate that the floodplain limits are not altered and do not create significant impacts on the adjacent property.
2. The Project fails to demonstrate that at least 50% of the flow path is unobstructed. The District has conditioned that the Project maintain a minimum flow path through the Project for the 100-year floodplain to pass within the boundaries of the site. Based upon the location of the proposed building and the lack of detailed floodplain information, the Project fails to demonstrate that the building does not block the 100-year floodplain.



3. In reviewing the Plot Plan for the Project, the current design intent is to concentrate the floodplain to the southwesterly portion of the site. The Project failed to analyze impacts associated with erosion due to constructing retaining walls to redirect the floodplain. As stated by the District, the flood flows are highly erosive. By concentrating the flood flows, the erosion potential will be increased within the concentrated floodplain area until the floodplain returns to the historical limits. This increase in erosion will cause a significant impact to downstream property.

#### **Water Quality**

The County of Riverside Conditions of Approval for the Project, dated April 2, 2018 state that a Water Quality Management Plan (WQMP) must be submitted for approval. Based upon our review of the WQMP, Plot Plan, and Conceptual Grading Plan for the project, the primary water quality treatment feature for the Project is located in the southeast corner of the site. The Project fails to demonstrate that the water quality treatment feature is protected from the 100-year floodplain. If the water quality treatment feature is impacted by the 100-year flood, pollutants contained within the water quality treatment feature may be washed downstream and create significant impact to the downstream properties.

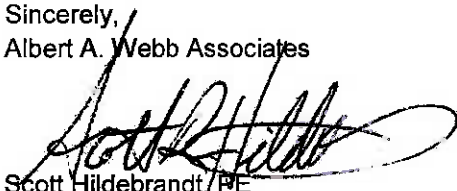
#### **Utilities**

The Project is located within the Mission Springs Water District (MSWD) service area. In the May 2, 2018 Will Serve Letter, MSWD indicated that sewer service is not available. Therefore, the Project is proposing to construct a sanitary sewage system utilizing seepage pits located in the southwesterly portion of the developed site. The County of Riverside Ordinance 458 Section 6.a.4, states that "new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them."

In reviewing the Plot Plan and Conceptual Grading Plan for the Project, the Project fails to demonstrate that the proposed seepage pits are protected from floodwaters. The district has previously indicated that the floodwaters are highly erosive and are at risk of breaking outside of the natural path. This can create a potential significant impact to the sanitary sewage system and may cause contamination to sanitary sewage system and may cause waste material to be washed downstream onto the surrounding properties.

If you have any further questions regarding this information, please contact me at your convenience.

Sincerely,  
Albert A. Webb Associates



Scott Hildebrandt, PE  
Senior Vice President

**Subject:** FW: A review of HA & ND for APN 688-200-019  
**Date:** Friday, June 15, 2018 at 10:39:29 AM Pacific Daylight Time  
**From:** Stephanie Smith  
**To:** Stephanie Smith

**From:** Victor Horchar <[vhbcinc@gmail.com](mailto:vhbcinc@gmail.com)>  
**Sent:** Tuesday, May 22, 2018 3:56 PM  
**To:** Cynthia Morgan-Reed <[cynthia@morganreedlaw.com](mailto:cynthia@morganreedlaw.com)>  
**Cc:** Jeff Welton <[jswelton@wintecenergy.com](mailto:jswelton@wintecenergy.com)>; [fwnnoble@wintecenergy.com](mailto:fwnnoble@wintecenergy.com)  
**Subject:** Re: A review of HA & ND for APN 688-200-019

Cynthia,

Here are my comments regarding your points:

Desert Dry Wash

A determination of impact significance cannot be made without data from a jurisdictional delineation. Without an official delineation there is no way of knowing if a project will impact the drainage. A redesigned project that intends to avoid the drainage may still result in significant impacts to the drainage through several means such as unauthorized travel routes created during the construction process, runoff flowing into the drainage after the project is completed, or by providing atypical human access to the drainage resulting in damage. These factors must be taken into account during pre-project design and post-project operations.

Furthermore, if the project is in a 100-year floodplain the U.S. Army Corps of Engineers and the Regional Water Quality Control Board must be consulted. The Army Corps will issue the required 404 Permit only if their requirements for protection are met. The Regional Water Quality Control Board will require specific mitigation before they issue the required 401 Permit. The California Department of Fish & Wildlife will require a 1600 *et seq* Permit (Streambed Alteration Agreement) before the project can be approved. None of these agencies will issue a permit unless they receive data/findings from jurisdictional delineation.

The biologist that completed the original survey (Teresa Gonzales) is very good and is very thorough. If I recall correctly she was indicating/hinting in her report that there is a need for a jurisdictional delineation to provide concrete data.

Species/Habitat

Although there were no signs of the desert tortoise observed during the initial survey they are known to occur in the region. The site can provide foraging habitat for the golden eagle and the burrowing owl. If the wildlife surveys expire (over one year old) then they should be completed again in case new occupancy by these species occurs.

I hope that this helps.

-Victor




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.:**

**2.1**

**Director's Hearing: June 18, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	<b>PLOT PLAN NO. 26164</b>	<b>Applicant(s):</b>	<b>United Pentecostal Church</b>
<b>EA No.:</b>	<b>42892</b>		
<b>Area Plan:</b>	<b>Western Coachella Valley</b>	<b>Representative(s):</b>	<b>TGA Engineering Inc.</b>
<b>Zoning Area/District:</b>	<b>Pass and Desert District</b>		
<b>Supervisorial District:</b>	<b>Fifth District</b>		
<b>Project Planner:</b>	<b>Jason Killebrew</b>	 Charissa Leach, P.E. Assistant TLMA Director	
<b>Project APN(s):</b>	<b>668-200-019</b>		

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 26164 is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms (the "project"). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62.

The proposed church building is located towards the east of the parcel, approximately 160 feet from Worsley Road after the required road dedication. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located approximately one mile to the west of the City of Palm Springs.

The site is located directly adjacent to Wind Energy (W-E) zoned properties. These properties are improved with a solar energy facility (across Worsley Road to the east) and wind energy facilities. The site is located approximately 1,000 feet north of the nearest wind energy facility.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**That the Assistant TLMA Director:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42892**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,



**APPROVE PLOT PLAN NO. 26164**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Rural
Existing General Plan Land Use Designation:	Rural Desert (RD)
Policy / Overlay Area:	San Gorgonio Pass Wind Energy
Surrounding General Plan Land Uses	
North:	Rural Desert
East:	Rural Desert
South:	Rural Desert
West:	Rural Residential/ Freeway (Highway 62)
Existing Zoning Classification:	W-2 Controlled Development
Surrounding Zoning Classifications	
North:	W-2 Controlled Development
East:	W-E Wind Energy Resource
South:	W-2 Controlled Development
West:	W-2 Controlled Development
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Solar energy
West:	Freeway (Highway 62)

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.63	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	22,406	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	Roofline 32' Steeple 50'	50' Max

**Parking:** Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of

Riverside. The Off-street parking requirement for churches, chapels, and other places of worship are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Gross area	22,406	N/A	N/A	N/A
Net Assembly Area	8,572	1 space/35 sq. ft.	245	262
<b>TOTAL:</b>	<b>8572 gross ft.</b>	<b>1 space/35 sq. ft. net assembly area</b>	<b>245</b>	<b>262</b>

**Located Within:**

City's Sphere of Influence:	Palm Springs
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Garnet Wash
Area Drainage Plan:	Garnet Wash Master Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
San Gorgonio Pass Wind Energy Policy Area	Yes

**PROJECT LOCATION MAPS (Project Site Outlined in Red)**



**PROJECT BACKGROUND AND ANALYSIS**

**Architecture, Design and Height**

The proposed church building is square in shape and has a footprint of 22,406 square feet. The main entrance is orientated towards Worsley Road and includes a vehicular Porte cochere. Exterior finish materials include a standing seam metal roof and walls with a stucco finish on sections of the façade. A stone ledge veneer is proposed around the base of the structure. The exterior colors are muted with desert earth tones (Sherwin-Williams Classical White, Colonial Revival Tan and Downing Sand) as depicted in the colored elevation Exhibit B. The proposed church building has a maximum height of 32 feet with one, 50-foot high steeple located towards the front of the building adjacent to the Porte cochere. Within the W-2 Zone the maximum height of buildings or structures is restricted to 50 feet. The proposed church complies with the maximum height of 50 feet.

**Zoning Consistency**

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.c.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted this plot plan application (PP No. 26164) to ensure compliance with all applicable development standards and regulations. As illustrated within the staff report, the project as proposed meets all the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning.

*Wind Energy Resource Zone*

The project site is located directly adjacent to Wind Energy Resource (W-E) zoned property. These properties are currently improved with wind energy facilities and solar facilities. Ordinance No. 348, Article XVIIW provides provisions intended to recognize the unique wind resources in the County and the need

for the development of alternative energy sources. Ordinance No. 348, Section 18.41 and 18.42 provide general provisions for commercial wind energy systems permitting. Although the proposed project is not for an alternative energy facility, it is important to acknowledge the presence of the existing facilities and W-E zone classification. If the church were to be approved, and constructed, it would not constitute a "habitable" use such as a residential dwelling, hospital, school, library, or nursing home, and would not conflict with any development standard (i.e. noise, setbacks, etc.) identified in Ordinance No. 348, for adjacent W-E zone properties.

### **General Plan Consistency**

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. The proposed project site's proximity to Highway 62, a state designated scenic highway corridor, is required to adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. The proposed church would be located approximately 350 feet from Highway 62. Further, the project's design would enhance the existing visual aesthetics of the surrounding area. Therefore, the proposed church use will not conflict with any General Land Use policies.

### **Public Hearing**

The project was originally scheduled for the April 16, 2018 Director's Hearing in the Desert. It was decided by staff to cancel and reschedule the April 16, 2018 Director's Hearing. The project was subsequently scheduled for the June 4, 2018 Director's Hearing in the Desert. At the June 4, 2018 Director's Hearing, it was decided to continue the project to the June 18, 2018 regularly scheduled Director's Hearing in the Desert.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) (EA 42892) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). EA 42892 represents the independent judgement of Riverside County. Per the State CEQA Guidelines section 15105, the documents were initially circulated for a 20-day public review period from March 27, 2018 to April 16, 2018.

On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, LTD commenting on EA 42892. It was decided by staff to re-circulate a revised EA 42892 for a 30-day public review period from April 25, 2018 to May 25, 2018. In addition, EA 42892 was sent to the State Clearinghouse for a 30-day public review period from April 25, 2018 to May 25, 2018.

For the reasons set forth in the Initial Study prepared for this project, the proposed project will not have a significant physical environmental impact on the environment and no mitigation measures are necessary. Therefore, the project complies with the requirements of CEQA.

## **FINDINGS AND CONCLUSIONS**

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

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The proposed project is consistent with the Riverside County Adopted General Plan. The land use designation on the project site consist of Rural: Rural Desert (R:RD). The land use designation envisions rural single-family residences with a maximum residential density of one dwelling unit per 10 acres with limited recreational uses. In addition, neighborhood-serving, small-scale commercial uses that are compatible with the surrounding uses are also allowed. Although the proposed church is not classified as a residential or commercial land use, the church is an institutional land use that would be compatible with the rural residential community and would provide a place of worship within a region that is remote and with limited religious services.

a. Scenic Highway

The project will adhere to all applicable General Plan Policies, specifically Land use Policy 14.4, maintaining a minimum 50 foot setback along Highway 62, a state designated scenic highway. The proposed church will be approximately 350 feet from Highway 62. Further, the project's design will enhance the existing aesthetics of the surrounding area. Therefore, the project as proposed is consistent with the Riverside County General Plan.

b. Circulation

The proposed project is in compliance with the requirements of the Circulation Element of the General Plan because the site takes access from Worsley Road to the east, and has provided a road dedication to the County. The road dedication, along the project site frontage will help facilitate the ultimate right-of-way from centerline (Major, 118') for Worsley Road. In addition, this roadway has been designed and constructed with features, including a Class II Bikeway, in conformance with the Circulation Element of the General Plan. Major Highways are described as "Highways intended to serve property zoned for major industrial and commercial uses, or to serve through traffic." It is anticipated that Worsley Road, following street improvements associated with this project, will be able to accommodate the proposed church, and will not conflict with any policy set forth in the Circulation Element of the General Plan.

2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project applicant is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The proposed use conforms to the logical development of the land and is compatible with the present and future development of the surrounding properties because the proposed church is an allowed use within the W-2 zone and is

consistent with the development anticipated within the RD General Plan land use designation. The general region of project site includes remote, sparsely populated rural area and renewable energy developments, where places of religious worship are limited. The church would provide a place of worship as well as ancillary church services that would be available to the rural community. The project site has been required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. Further, the proposed church will not impact any of the existing renewable energy developments in the immediate area. Therefore, the use and the proposed church is compatible with the present and future development of the surrounding property.

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*

- a. Traffic

The project has been analyzed by the Transportation Department and required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. The project site would be accessed from Worsley Road utilizing two new drive approaches. The project site is located approximately 1,000 feet south of Dillon Road, which has been recently signalized at Highway 62. No significant impacts to surrounding traffic are anticipated to occur.

- b. Drainage

The project has been analyzed by Riverside County Flood Control District for flood and drainage considerations. The Flood District's conclusions and recommendations were based on the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates and submitted to the Flood District for review. The proposed church building has been designed to be elevated and aligned outside of the floodplain to minimize the blockage of flows. In addition, the proposed church building will be required to be flood-proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection will be provided for earth filled areas exposed to erosive flows. Furthermore, the project has been designed and conditioned in a manner that preserves the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. No drainage issues are anticipated to occur.

5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The proposed project is not selling off portions of the property as part of this application. In the future, if the applicant wants to subdivide their property, compliance with Ordinance No. 460 would be required.
6. The project site is located in the W-2 zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1 allows churches, temples, and other places of worship subject to the approval of a plot plan and the specific development standards specific to the W-2 zone pursuant



to Section 15.2. The proposed project complies with the height, parking, setbacks, and all other applicable standards as follows:

- a. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 (Variance) of Ordinance No. 348. The proposed project is consistent with this development standard as the building roofline is proposed at a maximum height of 32 feet, and a steeple architectural element with a maximum height of 50 feet.
  - b. The minimum lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average depth of 150 feet. The proposed project is consistent with this development standard because the project does not propose to subdivide the existing 7.63 acre parcel, and the lot width is greater than 100 feet and the average depth is greater than 150 feet.
  - c. As set forth in the table above, the total required parking spaces for the project is 245 parking spaces. The project is consistent with this development standard as it will provide 262 parking spaces.
  - d. The front, rear, and side yard have no minimum setbacks. However, the proposed church building has been setback from the front approximately 160 feet from Worsley Road and 350 feet from Highway 62.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as provided in the Conditions of Approval.
  8. Notifications of this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause conflicts with a Tribal Cultural Resource or AB52.

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

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. The notice was published in the Press Enterprise and Desert Sun Newspapers. As of the writing of this report Planning Staff has received written communication and phone calls from Morgan Reed Law Firm, representing Wintec Energy LTD., indicating initial opposition to the proposed project.

#### **APPEAL INFORMATION**




The Director's Hearing decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671.

# AREA MAP

## PLOT PLAN NO. 26164



### Legend

-  Blueline Streams
-  City Areas
-  World Street Map

**Notes**  
 Subject site highlighted in blue.

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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**June 22, 2018**

**TO:** United Pentecostal Church  
c/o Pastor Royce Walker  
P.O. Box 569  
Desert Hot Springs, CA 92240

**FROM:** Jason Killebrew, Project Planner  
Riverside County Planning Department

**RE: PLOT PLAN NO. 26164 (UPC Church), APN: 668-200-019**

Dear Owner/Applicant:

On December 20, 2016, Plot Plan No. 26164 was submitted to the Riverside County Planning Department to allow the construction a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms (the "project"). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62, on the west side of Worsley Road, south of Dillon Road. The project site is located within the Controlled Development Area (W-2) zone classification.


After analysis of the application, and with full knowledge of the property and vicinity, the Assistant TLMA Director (Planning Director) at the regularly scheduled Director's Hearing, made the findings to approve Plot Plan No. 26164, subject to the attached conditions and in accordance with the approved plans, stamped June 18, 2018.

An Initial Study (IS) and a Negative Declaration (ND) (EA 42892) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). EA 42892 represents the independent judgement of Riverside County. For reasons set forth in the Initial Study prepared for the project, the Planning Director adopted a Negative Declaration that determined the project will not have a significant physical environmental impact on the environment.

In accordance with Ordinance No. 348, Section 18.30.E, an applicant, or other interested party may appeal this decision. If you wish to file an appeal, you may do so within ten (10) days of the date of this letter, before July 2, 2018 at 5:00 p.m. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. If an appeal is filed by another interested party, you will be notified of its submittal, and informed of the necessary subsequent actions. An appeal of the action requires a new public hearing. If no appeal is filed, the decision regarding this Planning Department application is considered final. Final conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, P.E. Assistant Director of TLMA

  
\_\_\_\_\_  
Jason Killebrew, Urban Regional Planner IV

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



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

*Juan C. Perez*  
*Agency Director*



04/05/18, 10:33 am

PP26164

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26164. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

Advisory Notification. 1      AND - Advisory Notice

The applicant, property owner, and visitors of the premises shall be made aware of the permanent renewable energy (solar and wind) facilities in the general vicinity of the project site (Plot Plan No. 26164, APN: 668-200-019).

Advisory Notification. 2      AND - Notification Document

The following requirements are included as part of the approval for Plot Plan No. 26164 (PP No. 26164) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 3      AND - Project Description & Operational Limits

PP No. 26164 is to construct a 22,406 square foot church containing a 8,572 square foot sanctuary, and various office, classrooms, and multipurpose rooms. The proposed church building will have a maximum roof line height of 32 feet and a steeple proposed at a height of 50 feet. The project would provide 262 parking stalls for the church on an approximate 7.63 acre site.

Advisory Notification. 4      AND - Use Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 5      AND - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or



### ADVISORY NOTIFICATION DOCUMENT

#### Advisory Notification

Advisory Notification. 5 AND - Causes for Revocation (cont.)  
perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, of is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP No. 26164 or its associated environmental documentation; 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 PP No.26164, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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.

Advisory Notification. 7 AND - Hold Harmless (cont.)

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.) (cont.)

Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 8            AND - Federal, State & Local Regulation Compliance  
(cont.)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### BS-Plan Check

BS-Plan Check. 1                    0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION

#### PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the

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

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

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

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

**GREEN BUILDING CODE WASTE REDUCTION (Non Residential):** Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Plan Check

BS-Plan Check. 1                    0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION  
(cont.)

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

Craig Lobnow  
Principal Building Inspector, CASp  
Riverside County Building & Safety  
(951) 955-8578

#### E Health

E Health. 1                            0010-E Health-USE - KITCHEN RESTRICTIONS

Environmental Health permit required for the kitchen if it is providing or selling food to its members and guests at events that occur more than 3 days in a 90 day period, or if it is providing or selling food to the public.

#### Fire

Fire. 1                                    0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located in accordance with the California Fire Code.

Fire. 2                                    0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

Fire. 3                                    0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be installed to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4                                    0010-Fire-USE-#88A-AUTO/MAN GATES

Gates shall be minimum 20 feet in width with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 5                                    0010-Fire-USE-#89-RAPID ENTRY BOX

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 5 0010-Fire-USE-#89-RAPID ENTRY BOX (cont.)

A Knox rapid entry key storage box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

#### Fire. 6 0010-Fire-USE\*#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards. An approved water source for fire protection must be available before any combustible material is placed on the job site.

### Flood

#### Flood. 1 FLOOD HAZARD REPORT

PP No. 26164 is a proposal to construct a church on a 7.63-acre site. The site is located on the west side of Worsley Road, approximately 500-ft south of Dillon Road in the Painted Hills area. State Route 62 (SR-62) bounds the site to the west.

The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

The site is located within the Garnet Wash Master Drainage Plan (MDP) and the proposed West Desert Hot Springs MDP. There are no structural improvements (e.g. channels, levees) proposed for Garnet Wash in either MDP to alleviate the floodplain. Instead, the recommended solution for Garnet Wash consists of implementing nonstructural floodplain measures (e.g., elevating) to protect future development within the floodplain.

The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits alters the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flooding and debris damage. Developments on sites with this type of topography and flood hazard should provide plenty of flow-through areas which will permit widespread flows to enter, pass through and exit the site. The finished floor of new buildings shall be constructed a minimum of 24-inches above the highest adjacent finished surface. Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be placed away from the property lines to allow for offsite flows to be accepted onto the site and not deflect onto the adjacent properties. Buildings and obstructions are to be situated parallel to the flow path to prevent

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 FLOOD HAZARD REPORT (cont.)

blockage of flows and a minimum of 50 percent flow-through area shall be maintained throughout the project site. The conceptual grading plan shows the building located approximately 80-ft north of the southern property line, outside of the natural watercourse, and elevated 24-inches above the highest adjacent finished surface.

The site receives offsite stormwater from a tributary drainage area of approximately 150 acres from the west. This stormwater passes through a Caltrans maintained 6' x 4' reinforced concrete box culvert under SR-62 before entering the site. The West Desert Hot Springs MDP estimated approximately 410 cfs passing through this culvert during the 100-year storm event. These flows traverse the southwest portion of the site and are considered highly erosive. Retaining walls are proposed parallel to the natural watercourse approximately 25-ft north of the thalweg. Due to these retaining walls being in close proximity to the wash, they should be designed to consider the maximum depth of scour along the base of the retaining wall to ensure that their foundations are set at elevations below the maximum expected scour depths, thereby preventing failure due to undermining. A smaller tributary drainage area entering the site at the northwest corner will be intercepted by earthen swales and conveyed around the proposed parking lot to the natural wash and Worsley Road. The onsite stormwater will drain to various landscaped areas within the parking lot and eventually to the infiltration basin located at the southwest corner of the site. The infiltration basin will outlet mitigated storm flows onto Worsley Road. A concrete spillway has been provided for the larger storm events to safely pass through the basin.

#### Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to address increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%







### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8                                    0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

Planning. 8                                    0010-Planning-USE - EXTERIOR NOISE LEVELS

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

Planning. 9                                    0010-Planning-USE - FEES FOR REVIEW

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

Planning. 10                                   0010-Planning-USE - LAND DIVISION REQUIRED

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.

Planning. 11                                   0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 12                                   0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12

0010-Planning-USE - LOW PALEO (cont.)

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists.

The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Planning. 13

0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 14

0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      Gen - GEO02580 ACCEPTED (cont.)

GEO No. 2580 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered.
3. Competent alluvium is defined as having an in-situ relative density of 85%.
4. Based on the subsurface exploration, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas.

This update to GEO No. 2580 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2580 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

Transportation. 1                      0010-Transportation-USE - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Transportation. 2                      0010-Transportation-USE - COUNTY WEBSITE

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

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

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

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-USE - TS/EXEMPT (cont.)

Transportation. 4                    0010-Transportation-USE - TS/EXEMPT

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.

Transportation. 5                    0015 - Transportation LSP - LANDSCAPE  
REQUIREMENT

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,
- 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.

### Waste Resources

Waste Resources. 1                    0010-Waste Resources-BP - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 2            0010-Waste Resources-BP - HAZARDOUS MATERIALS (cont.)

Waste Resources. 2            0010-Waste Resources-BP - HAZARDOUS MATERIALS

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.

Waste Resources. 3            0010-Waste Resources-BP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4            0010-Waste Resources-BP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order

to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit: [www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS GRADE-USE-EASEMENTS/PERMISSION                      Not Satisfied

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. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      0060-BS GRADE-USE-IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      0060-BS GRADE-USE-IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1                      Increased Runoff Mitigation                      Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

060 - Flood. 2                      Submit Final WQMP                      Not Satisfied

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

060 - Flood. 3                      Submit Plans                      Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the 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.

Planning

060 - Planning. 1                      0060 - Fee Balance                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26164, 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.

060 - Planning. 2                      60-Planning - MSWD Clearance                      Not Satisfied

A clearance letter from the Mission Springs Water District shall be provided to the Planning Department verifying compliance with the conditions stated in their letter dated November 16, 2016, summarized as follows: "Water Service is available for the proposed project provided the following conditions of service are completed..."

Planning-CUL

060 - Planning-CUL. 1                      0060-Planning-USE- NATIVE AMERICAN MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1                      0060-Planning-USE- NATIVE AMERICAN MONITOR (cont.)                      Not Satisfied

authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      0060-Planning-USE- PROJECT ARCHAEOLOGIST                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD-STREAMBED PERMIT APPLICATI                      Not Satisfied

Per Habitat Assessment including MSHCP consistency Analysis (PDB06561-R1) prepared by Gonzales Environmental Consulting, dated August 19, 2017 (revised Sept. 26, 2017) there is a drainage feature present in the southwest corner of the project site. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602, if impacts to the state jurisdictional delineated area are anticipated which were not expected by the final site plan exhibit. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

Any impacts to drainages by project development may also require authorizations from the US Army Corp of Engineers and, Regional Water Quality Control Board. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT                      Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      0070-Planning-USE- PHASE IV CULTURAL REPORT                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS GRADE-USE-NO BUILDING PERMIT WITHOUT A GRADING PERMIT                      Not Satisfied

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 2                      0080-BS GRADE-USE-ROUGH GRADE APPROVAL (cont.)                      Not Satisfied  
receiving a rough grade permit final.  
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

- 080 - E Health. 1                      0080-E Health-USE - PERC TEST REQD                      Not Satisfied  
A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health LAMP shall be required.

- 080 - E Health. 2                      0080-E Health-USE - WATER WILL SERVE                      Not Satisfied  
A "will serve" letter is required from the agency/agencies serving potable water.

Fire

- 080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied  
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."

- 080 - Fire. 2                      0080-Fire-USE\* -#51-WATER CERTIFICATION                      Not Satisfied  
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

- 080 - Flood. 1                      Elevate Finished Floor                      Not Satisfied  
The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent finished surface. Any pre-manufactured building shall be placed on a permanent foundation.

- 080 - Flood. 2                      Submit Final WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

- 080 - Flood. 3                      Submit Plans                      Not Satisfied  
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the 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.

Planning

- 080 - Planning. 1                      0080 - Planning - Agency Clearance                      Not Satisfied  
Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from Mission Springs Water District to the Planning Department verifying compliance with the conditions stated in their letter dated

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080 - Planning - Agency Clearance (cont.)                      Not Satisfied  
November 10, 2016, summarized as follows: Water service is available for the proposed project provided the following conditions of service are completed..."

080 - Planning. 2                      0080 - Planning - Conform to Elevations                      Not Satisfied  
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3                      0080 - Planning - Conform to Floorplans                      Not Satisfied  
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

Transportation

080 - Transportation. 1                      0080 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied  
Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2                      0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT                      Not Satisfied  
Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2                      0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.)                      Not Satisfied  
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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section 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 Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3                      0080 - LSP - LANDSCAPE SECURITIES                      Not Satisfied  
Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

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

080 - Transportation. 5                      0080-Transportation-USE - R-O-W DEDICATION                      Not Satisfied  
Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

080 - Transportation. 6                      0080-Transportation-USE - TUMF                      Not Satisfied  
Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles 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.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN                      Not Satisfied  
Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, 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.



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80. Prior To Building Permit Issuance

Waste Resources

- |                          |  |               |
|--------------------------|--|---------------|
| 080 - Waste Resources. 1 | 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN (cont.) | Not Satisfied |
| 080 - Waste Resources. 2 | 0080-Waste Resources-BP - WASTE RECYCLE PLAN (WRP)         | Not Satisfied |

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

- |                   |  |               |
|-------------------|--|---------------|
| 090 - BS-Grade. 1 | 0090-BS GRADE-USE-PRECISE GRADE APPROVAL | Not Satisfied |
|-------------------|--|---------------|

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

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

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

E Health

- |                   |   |               |
|-------------------|---|---------------|
| 090 - E Health. 1 | 0090-E Health-USE- E.HEALTH CLEARANCE REQ | Not Satisfied |
|-------------------|---|---------------|

Environmental Health Clearance prior to final inspection.

Fire

- |               |                                     |               |
|---------------|-------------------------------------|---------------|
| 090 - Fire. 1 | 0090-Fire-USE-#12A-SPRINKLER SYSTEM | Not Satisfied |
|---------------|-------------------------------------|---------------|

Install a complete fire sprinkler system per NFPA 13 in accordance with the California Fire Code and Riverside County Fire Department standards. Sprinkler system(s) will require the project structural engineer to certify (wet signature) that the building can support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. 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 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.

- |               |                                 |               |
|---------------|---------------------------------|---------------|
| 090 - Fire. 2 | 0090-Fire-USE-#27-EXTINGUISHERS | Not Satisfied |
|---------------|---------------------------------|---------------|

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



Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090 - Planning - Phases Must Be Complete                      Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 4                      0090 - Planning - Roof Equipment                      Not Satisfied

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

Transportation

090 - Transportation. 1                      0090 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 2                      0090 - LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3                      0090-Transportation-USE - IMP PLANS                      Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4                      0090-Transportation-USE - IMPROVEMENTS                      Not Satisfied

Worsley Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with concrete curb and gutter located 38-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2 (76'/118')

NOTE: A 5-foot wide concrete meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

090 - Transportation. 5                      0090-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5                      0090-Transportation-USE - R-O-W DEDICATION (cont.)                      Not Satisfied  
    half-width right-of-way.

090 - Transportation. 6                      0090-Transportation-USE - SIGNING & STRIPING                      Not Satisfied

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

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

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

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

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

090 - Transportation. 8                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

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

090 - Transportation. 9                      0090-Transportation-USE STREETLIGHT AUTHORIZATION                      Not Satisfied

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

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

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

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-BP - RECYCLNG COLLECTION AREA                      Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2                      0090-Waste Resources-BP - WASTE REPORTING FORM                      Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

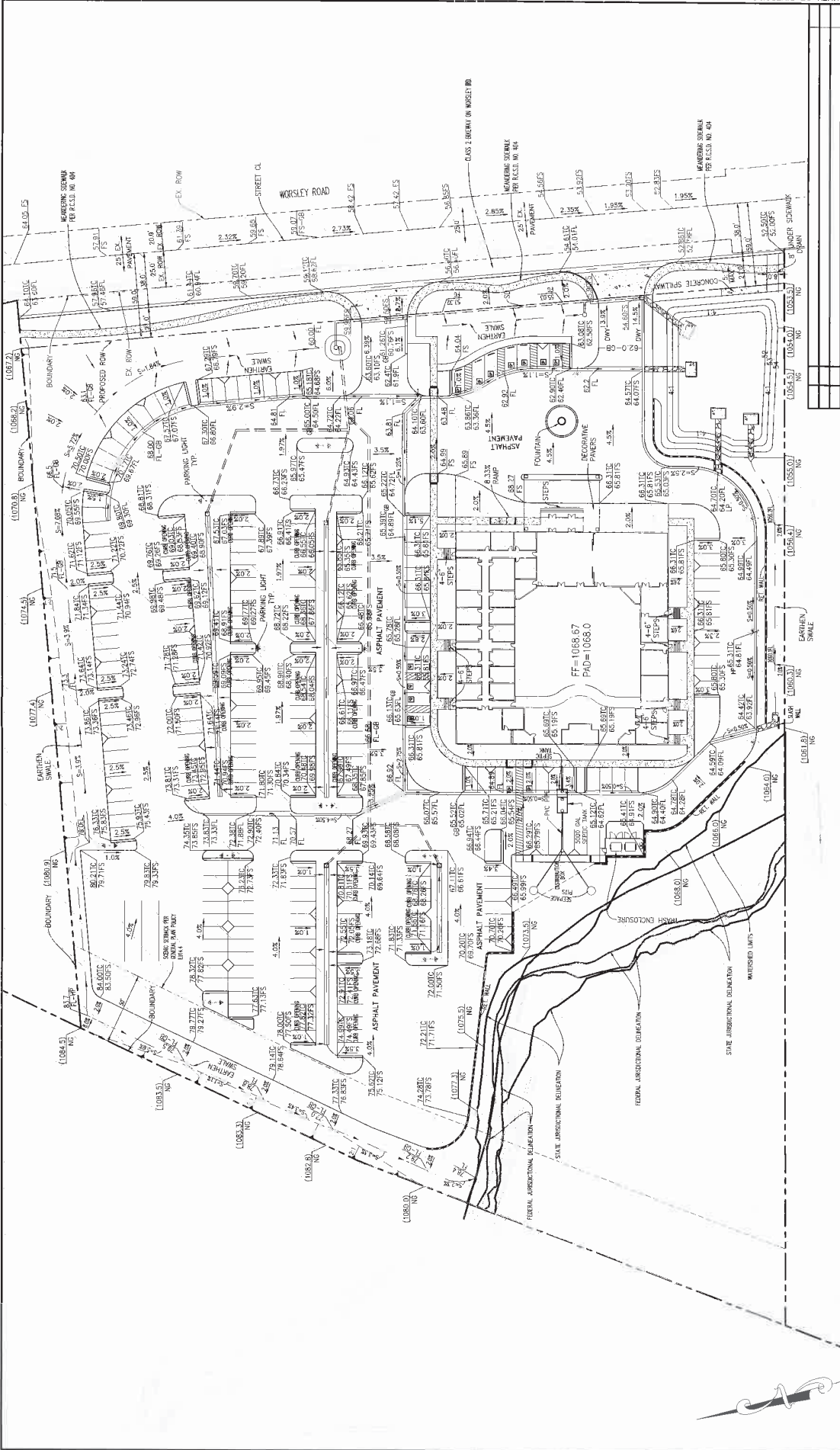


DATE: 07/15/2014	BY: [Signature]	BENCH MARK:
COUNTY OF RIVERSIDE UNITED PENTECOSTAL CHURCH CONCEPTUAL GRADING		
FOR: UNLIMITED PERMANENT EASEMENT	NO.:	FILE NO.:
SCALE: H. AS SHOWN	V. AS SHOWN	

**TGA**  
 ENGINEERS, INC.  
 CIVIL ENGINEERING, SURVEYING, STRUCTURAL ARCHITECTURAL, PLANNING, CONSULTING  
 3801 E. MAIN STREET SUITE 200, RIVERSIDE, CA 92504  
 (951) 514-0100

GRAPHIC SCALE  
 1" = 20' (HORIZONTAL)  
 1" = 5' (VERTICAL)

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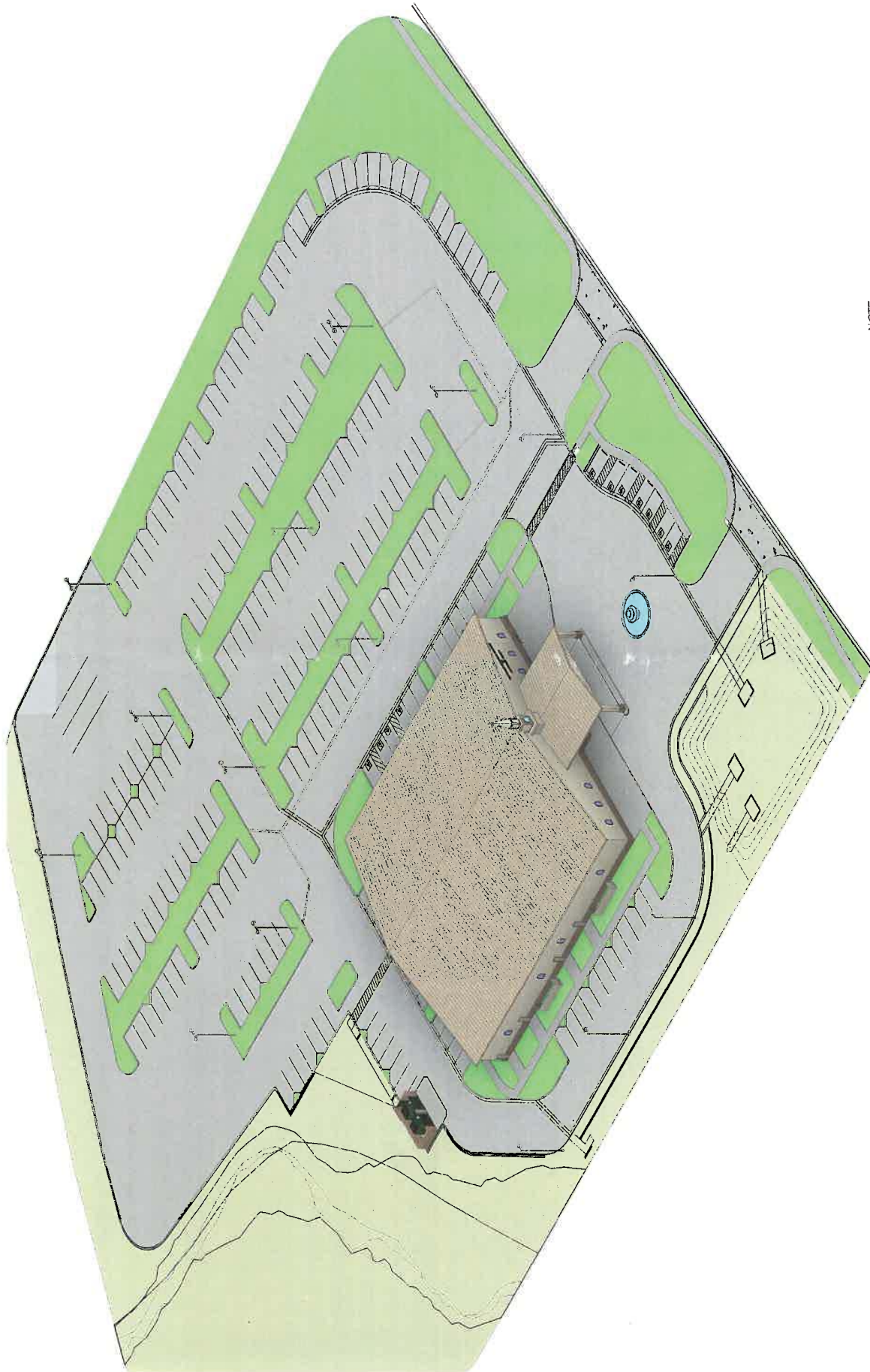
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# UNITED PENTECOSTAL CHURCH PROJECT



NOTE:  
STANDING METAL SEAM ARE PRINTED METAL FINISH ONLY,  
FOR SPECIFIED COLOR, SEE SHEET DD600.

1 Architectural Perspective

NO.	DATE	DESCRIPTION

Consulting Engineer



Architecture Planning / Estimations / Project Management  
**ALVO CONSULTING**  
 4071 Peyton Dr. #205  
 City Hills, California 91709  
 Tony David: (929) 708-6789  
 Michael Napoleano: (951) 251-0191  
 www.alvoconsulting.com

UNITED PENTECOSTAL CHURCH  
 APN: 668-200-019-6  
 DESERT HOT SPRINGS, CA 92282

COVER SHEET  
 SHEET: DD000  
 DRAWN BY: ALVO  
 DATE: 8/26/2014  
 UFG2011-18

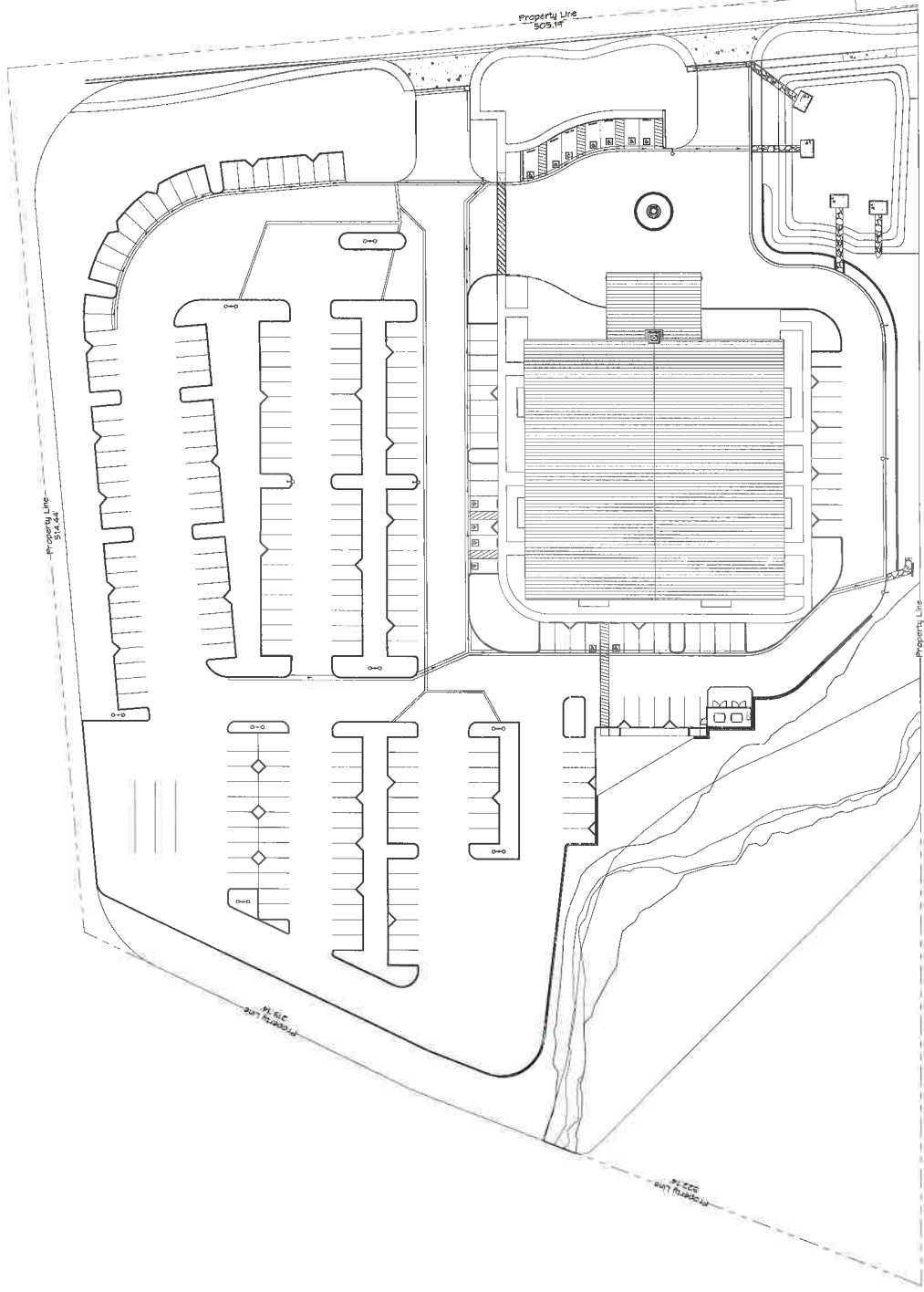
NO.	DATE	DESCRIPTION

Consulting Engineer



**ALVD CONSULTING**  
 1407 Peyton Dr #205  
 Corona Hills, California 91709  
 Tony David (626) 709-6769  
 Michael Reynolds (651) 231-0181  
 www.alvdconsulting.com

**SITE PLAN**  
 UNITED PENTECOSTAL CHURCH  
 DESERT HOT SPRINGS, CA 92282  
 APN: 668-200-019-6  
 UFG2011-18  
 DRAWN BY: ALVD  
 DATE: 03/24/21  
 SHEET: DD001



1 Architectural Site Plan  
 SCALE: 1" = 30'-0"





NO.	DATE	DESCRIPTION

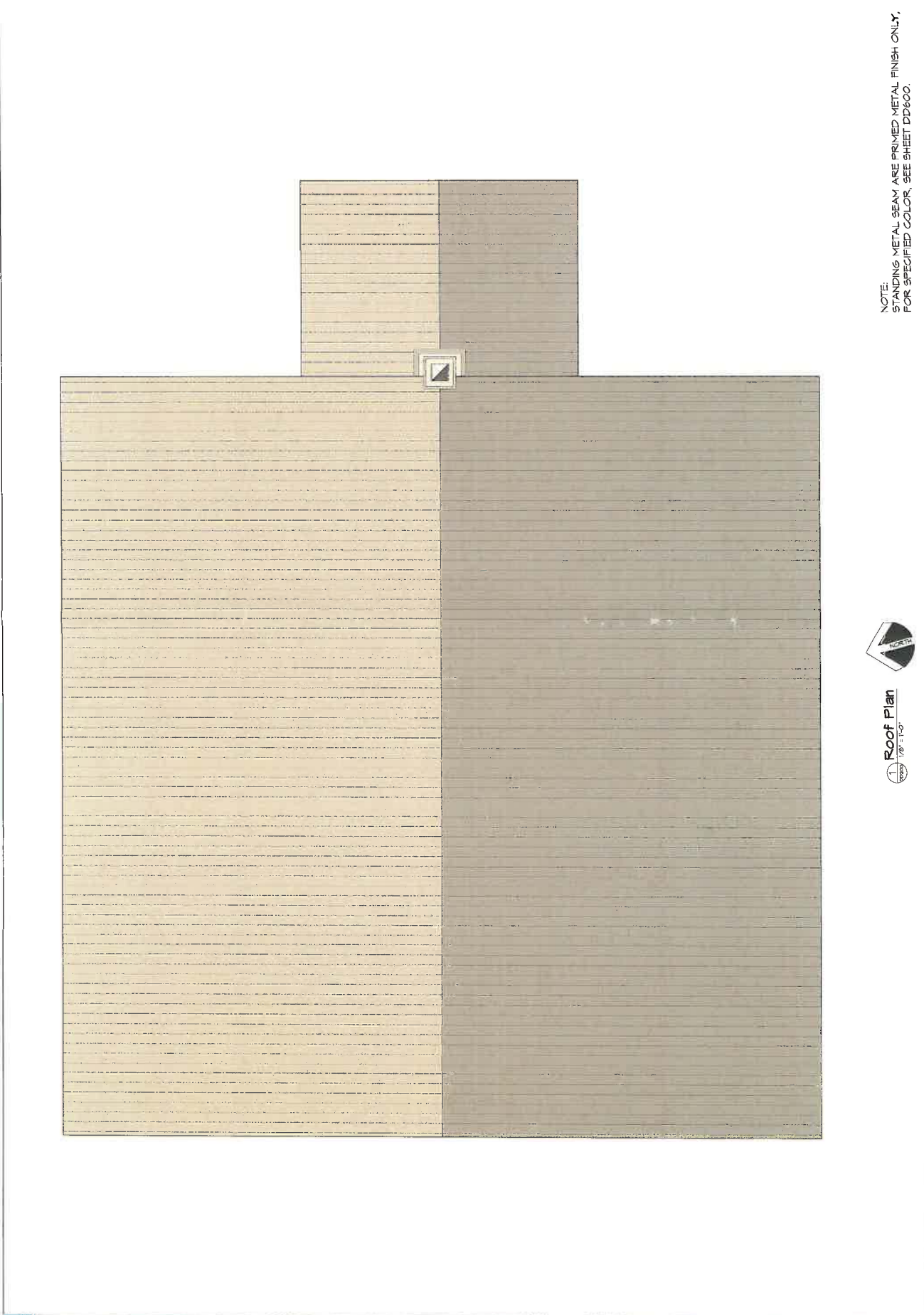
Consulting Engineer



Architecture Planning / Interiors / Project Management  
**ALVO CONSULTING**  
 14071 Peyton Dr. #205  
 Chino Hills, California 91708  
 Tony David: (929) 709-8789  
 Michael Mancinano: (951) 231-0181  
 www.alvoconsulting.com

PROPOSED ROOF PLAN  
 UNITED PENTECOSTAL CHURCH  
 APN: 668-200-019-6  
 DESERT HOT SPRINGS, CA 92282

UFC-2017-19  
 DRAWN BY: DATE: 5/26/2016  
 ALVD  
 SHEET: **DD200**



NOTE:  
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY,  
 FOR SPECIFIED COLOR, SEE SHEET DD600.



**Roof Plan**  
 1/8" = 1'-0"





NO.	DATE	DESCRIPTION

Consulting Engineer

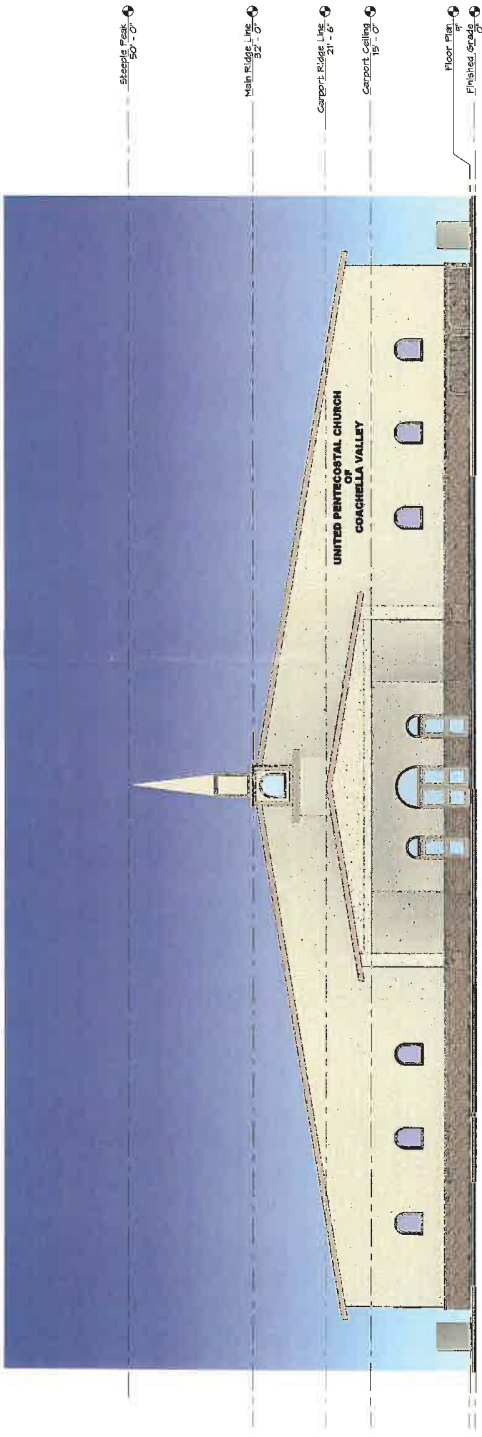


14071 Payco Dr #205  
 Corona Hills, California 91709  
 Tony David (626) 799-6769  
 Michael Kaprielian: (951) 221-0181  
 www.mikconsulting.com

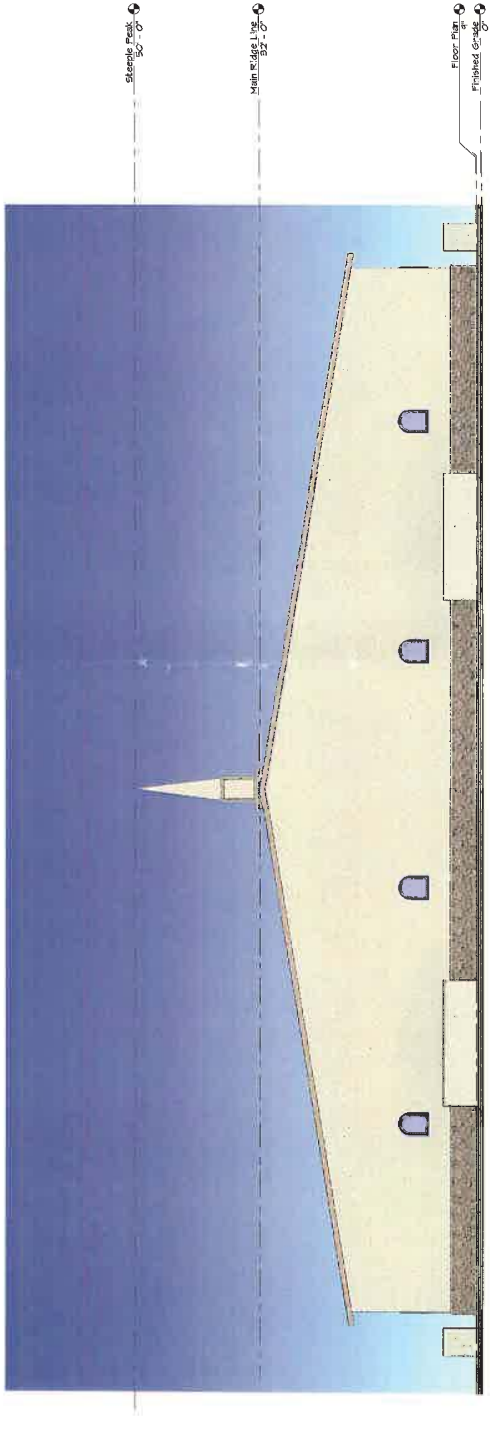
Architecture Planning / Estimating / Project Management

PROJECT NO: UPC2017-15  
 PROJECT NAME: UNITED PENTECOSTAL CHURCH  
 ALVD 2/20/2017  
 SHEET: DD301

BUILDING ELEVATIONS



1 East Elevation  
 1/8" = 1'-0"



2 West Elevation  
 1/8" = 1'-0"

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

**EXHIBIT B**



NO.	DATE	DESCRIPTION

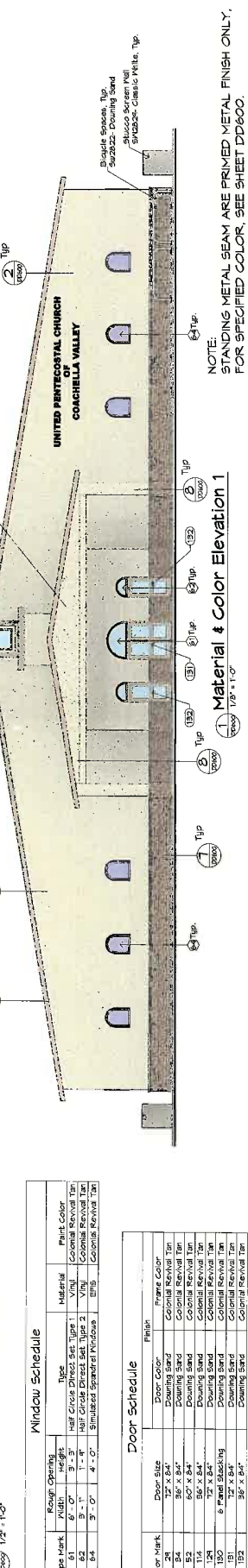
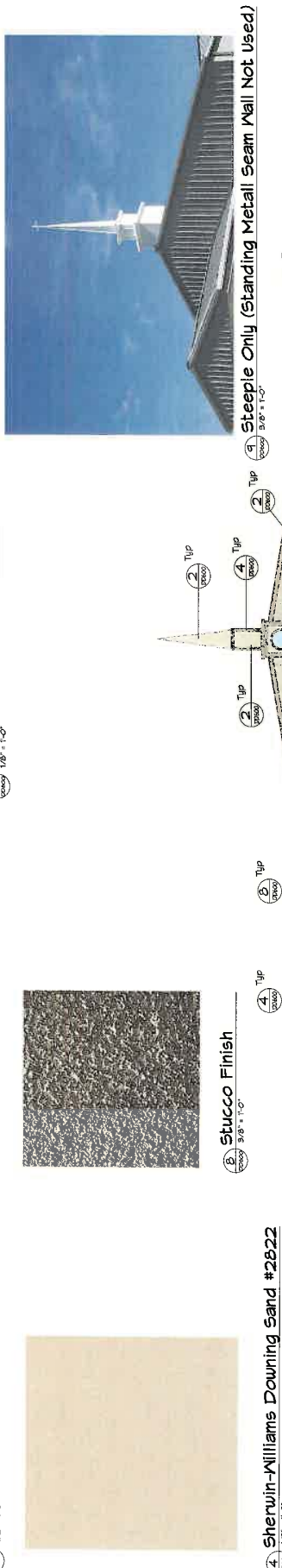
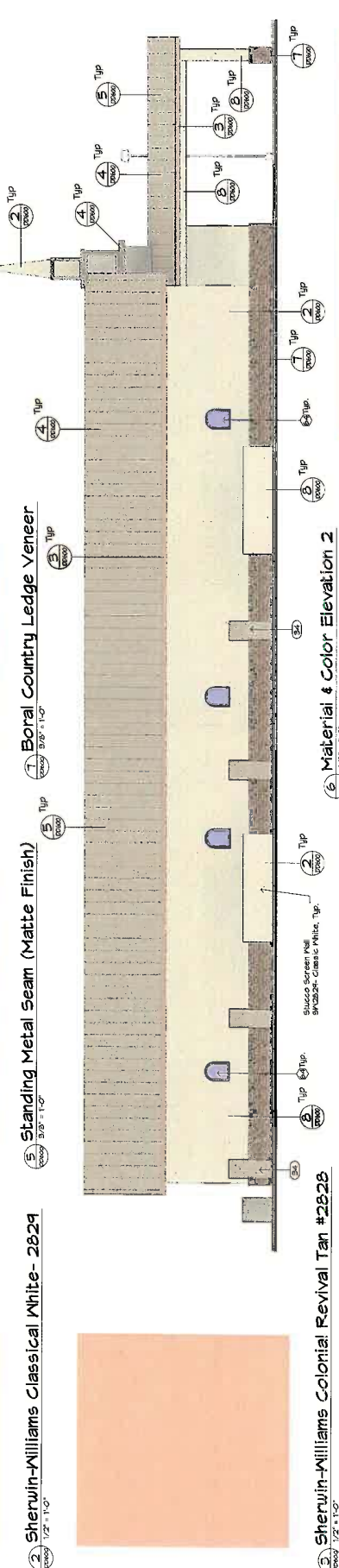
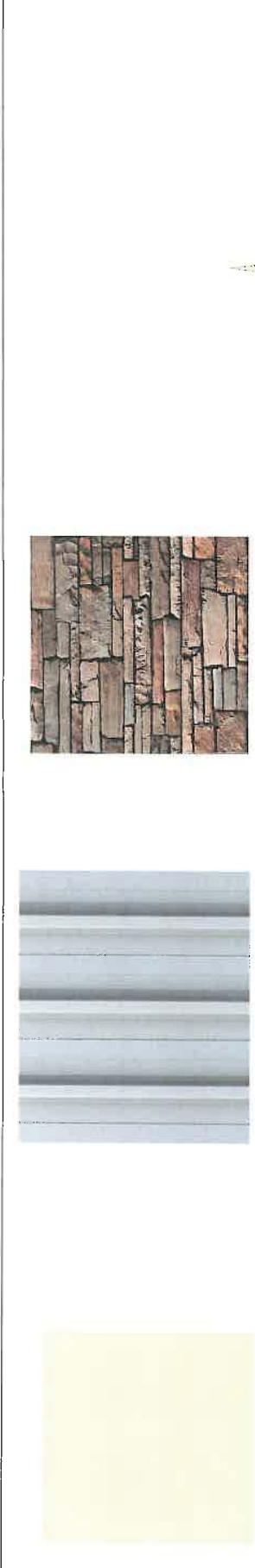
Consulting Engineer



ALVD CONSULTING  
14071 Parker Dr #205  
Cerrito Hills, California 94709  
Michael Kaprielian (957) 231-0181  
www.alvdconsulting.com

Architecture Planning / Entitlements / Project Management  
UNITED PENTECOSTAL CHURCH  
APN: 668-200-0196  
DESERT HOT SPRINGS, CA 92282

DD600  
SHEET: 4  
DATE: 4/2/2016  
PROJECT: UPCC2011-18



Window Schedule

Type Mark	Size	Height	Material	Paint Color
W1	6' 0"	9' 5"	VNL	Colonial Revival Tan
W2	9' 1"	1' 8"	VNL	Colonial Revival Tan
W3	9' 1"	4' 0"	EMF	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish
D1	72" x 84"	Colonial Revival Tan
D2	36" x 84"	Colonial Revival Tan
D3	36" x 84"	Colonial Revival Tan
D4	36" x 84"	Colonial Revival Tan
D5	72" x 84"	Colonial Revival Tan
D6	36" x 84"	Colonial Revival Tan
D7	36" x 84"	Colonial Revival Tan
D8	36" x 84"	Colonial Revival Tan

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY. FOR SPECIFIED COLOR, SEE SHEET DD600.

REVISION	DATE	DESCRIPTION

Consulting Engineer:  
 ALYD ARCHITECTS & ENGINEERS INC.  
 14071 Payton Dr #2051  
 Chino Hills, California 91709  
 APN: 668-200-019-6  
 www.alyd.com  
 Michael Kaprielian: (951) 251-0181



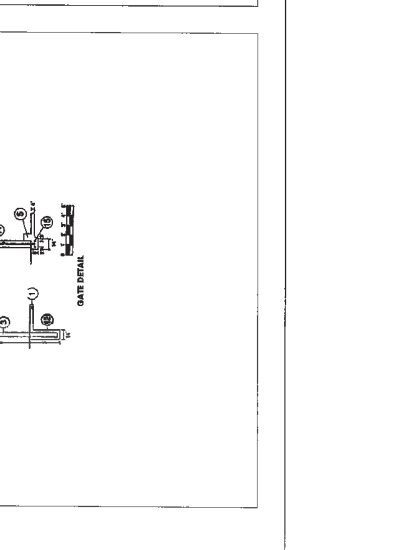
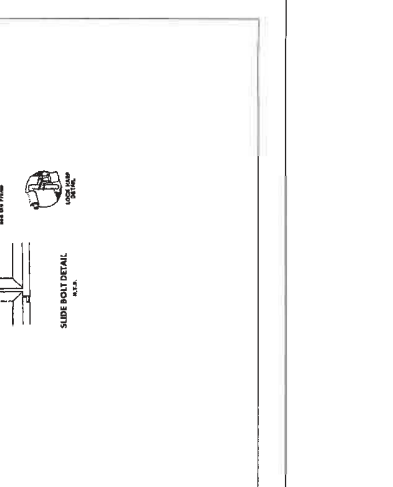
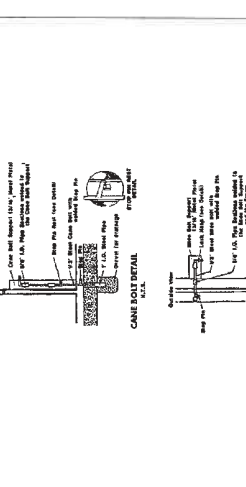
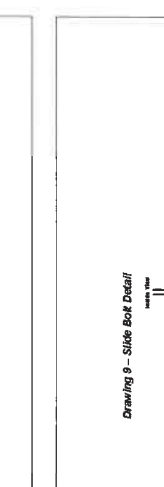
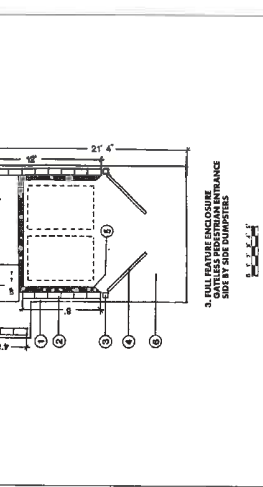
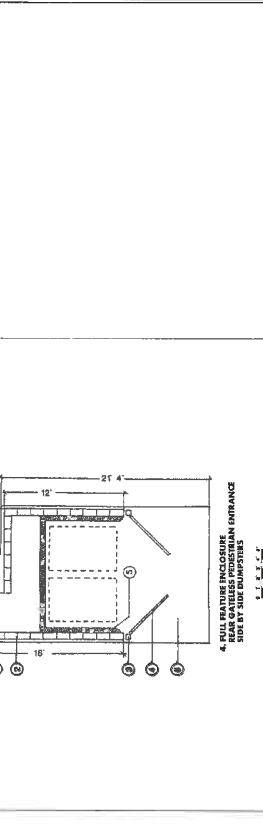
Architecture Planning / End-users / Project Management  
 UNITED PENTECOSTAL CHURCH  
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UFGC0011-15  
 DRAWN BY: DAVE ALYD  
 CHECKED BY: ALYD  
 SHEET: DD601

PROVISIONS: \_\_\_\_\_  
 OTHER: \_\_\_\_\_

**CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION NOTES**

- 4" PCC foundation, extending 4" beyond enclosure walls, over 90%.
- Rebar: 3" dia, 18" x 6" x 18" O.C. for dumped block, #6 high masonry walls coordinated to complement surrounding architecture to Design Review Board approval.
- 3/8" square 3/16" thick steel jumbo tubes, concrete filled, 2" clearance between.
- 16 ga. ribbed metal plate with 2" x 2" x 1/4" steel angle iron frame and diagonal bracing. Continuous weld all joints.
- 6" x 6" PCC curb.
- 6" thick PCC loading pad over 90% compacted base, 4% maximum slope.
- Foundation slab, connected to standards or Construction Note 4.
- Access ramp (Use where raised walkway is to be installed).
- 3/4" dia. rebar, continuous in footing under walls and gate openings.
16. Cast in and cast bolt receptacle (see detail sheet).
17. All steel connections are to be welded. All steel specifications are also acceptable, if approved by the Design Review Board under staff.





NO.	DATE	DESCRIPTION

Consulting Engineer  
 ARCHITECTURE PLANNING / ENLIGHTENMENTS / PROJECT MANAGEMENT  
 14077 Payson Dr. #2051  
 Irvine, CA 92618  
 (949) 754-0799  
 www.ltdconsulting.com



DESERT HOT SPRINGS, CA 92282  
 UNITED PENTECOSTAL CHURCH  
 APN: 668-200-019-6  
 UNFINISHED MATERIALS & COLORS

DD600  
 SHEET  
 DATE: 8/20/21  
 DRAWN BY: ALVO  
 CHECKED BY: JACOB

UNFINISHED MATERIALS & COLORS



3 Standing Metal Seam (Matte Finish)  
 3/8" x 1/2"



4 Sherwin-Williams Classical White - 2829  
 1/2" x 1/2"



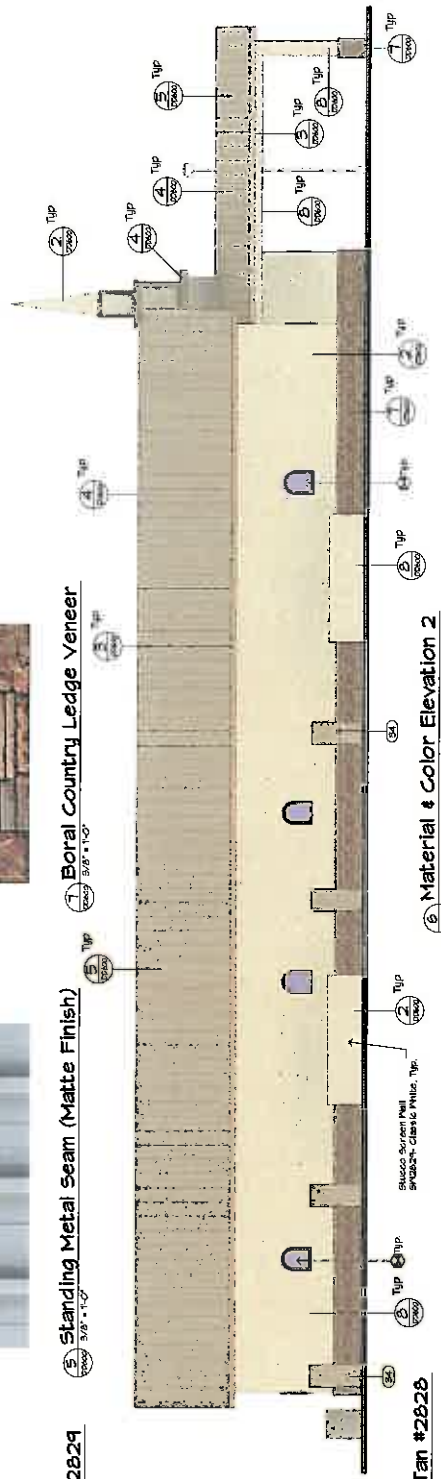
5 Sherwin-Williams Downing Sand #2822  
 1/2" x 1/2"



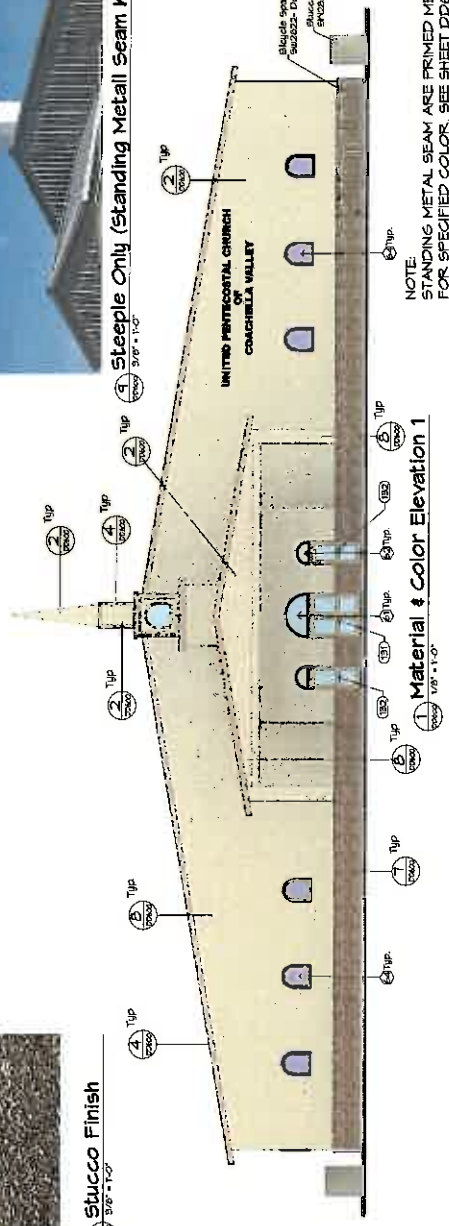
6 Sherwin-Williams Colonial Revival Tan #2828  
 1/2" x 1/2"



7 Stucco Finish  
 3/8" x 1/2"



8 Steeple Only (Standing Metal Seam Wall Not Used)  
 3/8" x 1/2"



NOTE  
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.  
 FOR SPECIFIED COLOR, SEE SHEET DD600.

Window	Size	Material	Finish
W1	3' x 3'	Half Glaze Double Sgl. Type 1	Metallic
W2	3' x 3'	Half Glaze Double Sgl. Type 2	Colonial Revival Tan
W3	3' x 3'	Single Glaze Double Sgl.	Vinyl
W4	3' x 3'	Single Glaze Double Sgl.	Colonial Revival Tan

Door	Size	Material	Finish
D1	3'6" x 8'4"	Colonial Revival Tan	Colonial Revival Tan
D2	3'6" x 8'4"	Downing Sand	Downing Sand
D3	3'6" x 8'4"	Downing Sand	Downing Sand
D4	3'6" x 8'4"	Downing Sand	Downing Sand
D5	3'6" x 8'4"	Downing Sand	Downing Sand
D6	3'6" x 8'4"	Downing Sand	Downing Sand

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

**Environmental Assessment (E.A.) Number:** 42892  
**Project Case Type (s) and Number(s):** PP26164

**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jason Killebrew, Urban Regional Planner IV  
**Telephone Number:** 760 863-7684  
**Applicant's Name:** United Pentecostal Church  
**Applicant's Address:** PO Box 596 Desert Hot Springs CA 92240

**I. PROJECT INFORMATION**

**Project Description:** A request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The maximum height of the church building is 32 feet with a proposed 50-foot high steeple (architectural feature). The project will provide 262 parking spaces on 7.63 gross acres. – APN: 668-200-019

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

**B. Total Project Area:** 7.63 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 22,406	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 668-200-019

**Street References:** Northerly of I-10, easterly of SH 62, westerly of Worsley Road, and southerly of Dillon Road

**Section, Township & Range Description or reference/attach a Legal Description:** A parcel of land lying within the northeast quarter of the southeast quarter (NE1/4 SE1/4) of Section 7 and within the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 8, all in Township 3 South, Range 4, East of the San Bernardino Meridian, County of Riverside, State of California,

**D. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located at the southeastern base of the San Bernardino Mountains, and consists of relatively gentle sloping terrain that slopes downward in a northwest to southeast direction. The existing drainage course follows this sloping direction. The terrain in the project area generally slopes to the southeast on an alluvial fan. The majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site located at the southeast intersection of Dillon Road and Worsley Road. Wind turbine facilities are located south of 18<sup>th</sup> Avenue, and Highway 62 to the west. There are also some parcels scattered northeast of the subject site developed as single family residential lots.



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. In addition, the proposed church use will not conflict with any General Land Use policies.

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted a plot plan application (PP26164) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act. The project as proposed meets all the development standards of Ordinance No. 348 and therefore is consistent with subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. The project would take primary access from Worsley Road, which front the subject site to the east. The existing circulation to the site has been deemed adequate. All potential impacts to the General Plan Circulation Element have been analyzed in this initial study. The project is not proposing to make any changes to the existing circulation.
3. **Multipurpose Open Space:** The proposed project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is not located with any CVMSHCP conservation area. The nearest conservation area is located to the west, on the west side of Highway 62, approximately 2,000 feet from the proposed project. The site, although not in a conservation area, is located within a fee area, and would be subject to any applicable fees. The proposed project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located within a mapped Fault Zone, but is within an area that has a moderate susceptibility to liquefaction and susceptible to subsidence. A preliminary geotechnical report was prepared that provided a number of required recommendations, as well as the project's mandatory compliance with the California Building Code, to ensure structures at the site will be appropriately designed. The site is located in an area that is sensitive to flooding. A hydrology study was prepared by TGA Engineering, Inc. and reviewed by the Riverside County Flood and Water Conservation District and concluded that the 100-year storm events existing and proposed would be practically equal, therefore the project will not trigger a flood related impact. The project site is not located within a high fire hazard area. The proposed project will be required to comply with all applicable local and state regulations, including the California Building Code (through the Building and Grading Permits) to ensure health and safety. In addition, the proposed project has allowed for sufficient access to the site for emergency response through project design and the payment of development impact fees. The proposed project is consistent with the Safety Element of the General Plan.
5. **Noise:** The proposed use is a church facility surrounded by primarily vacant land with sparsely scattered residential to the west (across from Highway 62) and a renewable energy

uses directly to the east. A Noise Impact Analysis, prepared by Kunzman Associates, Inc., that concluded that the project would generate short-term noise from construction, and long-term operational noise associated with the project and its parking lot. However, Peak hour operational noise from the proposed church, as designed, will not exceed the levels adopted by the County of Riverside. Therefore, the project will not conflict with any General Plan Noise Element policies.

6. **Housing:** No Housing is proposed or associated with the project. The subject site is vacant and designated Rural Desert, where a single-family residence would be allowed at a density of one dwelling unit per 10 acres. The subject site is approximately 7.63 acres and could support the construction of one single-family residence. Therefore, the proposed project would not result in the displacement of significant number of existing housing, nor create a need for new housing. The proposed project will not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed project includes site preparation and construction-related activities. The proposed project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** There are no communities in the immediate vicinity of the project site. The proposed project will not conflict with the Healthy Communities Element of the General Plan.

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

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Desert

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** San Gorgonio Pass Wind Energy

**G. Adjacent and Surrounding:**

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

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Desert

4. **Overlay(s), if any:** None

**H. Policy Area(s), if any:** San Gorgonio Pass Wind Energy

**I. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

**J. Existing Zoning:** Controlled Development W-2

**K. Proposed Zoning, if any:** None

L. **Adjacent and Surrounding Zoning:** Controlled Development W-2 to the West, South and North; and Wind Energy Resource to the East.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> 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



Date

4/10/18

Jason Killebrew,  
Project Planner

Printed Name

For: Charissa Leach, P.E.  
Assistant TLMA 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The proposed project is located adjacent to California State Route 62 (Highway 62), a state designated scenic highway corridor. The site is currently vacant and is surrounded to the south and east by renewable energy developments (solar and wind energy systems) that are visible from Highway 62. The proposed church has been designed to blend into the existing desert panorama area utilizing lighter earth tones and stone treatments. The proposed church building would be approximately 32 feet with a steeple element reaching 50 feet, shorter than the wind energy turbines in the area. The proposed church building is located approximately 350 feet from Highway 62. The site will adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor’s highway. Adherence to this requirement would result in a less than significant impact upon the identified scenic highway corridor.

b) The proposed project has been designed to incorporate colors that will blend into the existing scenic corridor. The project will also incorporate native landscaping that will complement the finish building color. These project design features will enhance the site and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The project site is located approximately 41.9 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area, as the use of the site would predominately occur during the daytime. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses are vacant with the exception of wind turbines and a solar facility to the south and a business on the opposite side of Highway 62. The project proposes constructing a 22,406 square foot church building on 7.63 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. The nearest residential parcels are scattered approximately 2,580 feet to the northeast of the project site. At this distance it is



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not anticipated that these residential properties would be exposed to unacceptable light levels created by the proposed project. Therefore, impacts to light levels will be considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

Findings of Fact:

a) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by vacant undeveloped land with the exception of wind turbines and a solar facility to the south and east. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

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

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>5. Forest</b>	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation (March, 2017)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities which would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designation and, and population estimates. The site is currently vacant with sparsely scattered residential uses approximately 2,600 feet away, energy producing facilities to the south and west, and existing business to the west on the west side of Highway 62. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2016 AQMP.

b) Short term air quality impacts would occur during site preparation, including grading and equipment exhaust. The project was screened using the CalEEMod version 2016.3.1 emissions model and concluded that the major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. These standard conditions will reduce emissions to the lowest amounts feasible. Construction emissions were screened and quantified in the Air Quality and Greenhouse Assessment, to document the effectiveness of these control measures. Therefore, short-term, construction emissions from the proposed project will not result in a significant impact.

The long-term, operational emissions from the proposed project would occur during the projects operation primarily through vehicle trip emissions. Operational emissions include Energy (generation and distribution of energy to use), Area (church land use), Mobile (CalEEMod default for a 450 fixed pew place of worship: 275 weekday trips, 405 Saturday trips, and 833 Sunday trips), and GHG emissions. Based on Table 8 of the Air Quality and Greenhouse Assessment, all operational emission categories would not exceed the SCAQMD thresholds, and therefore would not result in a significant impact. The project would not exceed the Riverside County's GHG screening threshold of 3,000 CO<sub>2</sub>e per year, therefore consistent with the Riverside County's Climate Action Plan. Furthermore, as demonstrated in Table 10 of the Air Quality and Greenhouse Assessment, the project would not exceed the Localized Significance Emission Thresholds established by the SCAQMD *Final Localized Significance Threshold Methodology, 2003*. Therefore, while the potential that vehicle trips may increase due to the project is self-evident because the proposed project is a new church which will be built on vacant land, the vehicle trips and subsequent air quality emissions are considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include some scattered single-family residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and scope of the project.

e) An Air Quality Assessment, prepared by Lilburn Corporation, dated March 23, 2017, indicates that surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance. The type of facilities typically considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations, dairy farms, petroleum refineries, asphalt batch plants, chemical and food manufacturing facilities. The proposed project will operate as a church and would not generate the type of uses that would lead to the generation of objectionable odors. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

7. <b>Wildlife &amp; Vegetation</b>	Potentially Significant Impact	Less than Significant 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?	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Habitat Assessment, including MSHCP Consistency Analysis, Prepared by Gonzales Environmental Consulting, LLC. (September 26, 2017)

a) The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area. A Habitat Assessment Including MSHCP Analysis was prepared by Gonzales Environmental Consulting, dated August 19, 2017 to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The Habitat Assessment and focused presence/absence surveys for burrowing owl were conducted and found no signs of burrowing owl, and any other sensitive species using the proposed project site or the zone of influence. The project will be conditioned to conduct burrowing owl services prior to the initiation of construction activities. This is a condition of approval and is not considered to be mitigation for the project. Based on the data collected by Gonzales Environmental Consulting, there will be less than significant impacts related to threatened or endangered species.

c) A Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 concluded that no conservation land would be required to be set aside, and that no riparian areas were present on the subject site. In addition, the assessment determined that no significant habitat exists on-site. The project site has been vacant and undeveloped for some time. A desert dry wash was found on the southwesterly property line of the proposed project site that would fall under the jurisdictions of the Army Corp of Engineers, California Department of Fish and Wildlife, and California Regional Water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Board. The project has been re-designed to move the project area completely out of these jurisdictional boundaries. However, the project will be conditioned to obtain permits from the Army Corp of Engineers, California Department of Fish and Wildlife and California Regional Water Quality Control Board if grading and construction activities were to deviate from the site design and encroach into these jurisdictions. This is a condition of approval and is not considered to be mitigation for the project. Therefore, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify any site features, water bodies, or waterways that would support any resident or migratory fish or wildlife species. The assessment concluded that the site did not contain significant suitable habitat. The project will be conditioned to comply with the Migratory Bird Treaty Act. This is a condition of approval and is not considered to be mitigation for the project. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on the Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017, the project is consistent with the policies of the General Plan, the MSHCP, and all other guidelines and regulations applicable to the site. The project is consistent with all applicable Ordinances. The assessment determined that there were no Oak trees or other trees of special concern on the site and therefore no impacts will occur.

Based on the Habitat Assessment Including MSHCP Analysis prepared by Gonzales Environmental Consulting, dated August 19, 2017 the cumulative effects of the proposed church project on biological resources are considered insignificant for the following reasons:

1. The proposed best management practices (BMP's) are part of the requirement for the proposed project by the Colorado River Regional Water Quality Control Board for protection of surface water quality in the Whitewater River Watershed from sediments in the proposed project runoff.
2. The disturbed habitat present is not contiguous with any blocks of habitat. Preserving the proposed project site would provide limited biological value because of the frequent anthropogenic disturbances that already occur on the project site.
3. If the proposed project is not constructed, potential impacts to the existing area would still occur as a result of sediment, erosion, population of invasive species and unauthorized disposal activities on the site.

Anticipated impacts to sensitive wildlife species would be less than significant, for the following reasons:

- (a) The majority of the potentially impacted species are common species and not Species of Special Concern;
- (b) The project area is vacant and undeveloped but already disturbed by the existing anthropogenic activities and surrounding developments; and



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The species of special concern expected to occur in the project area would only do so as rare or occasional visitors, under current conditions.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant. Results of the survey can be found in a report dated September 2017 and titled PDA05097- A Cultural Resources Assessment of a 7.63-acre Project as Shown on Plot Plan 26164 Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a-b) In accordance with the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, no active faults are known to venture through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the review of regional geologic maps and GIS data (USGS 2008 Interactive an approximate source) the site is approximately 1.47 kilometers to the closest known active fault anticipated to produce the highest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground accelerations (Caltrans ARS online, and USGS Earthquake Hazard Programs). However, based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site. Therefore, the potential for this site to be affected by surface fault rupture is considered less than significant.

Mandatory compliance with the California Building Code (CBC), will require structures proposed to be constructed on the site to be designed to resist the effects of seismic ground motion. Application of this requirement, the project design features, and construction BMP would result to a less than significant impact for earthquake related impacts.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

**11. Liquefaction Potential Zone**

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

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

Findings of Fact: A liquefaction analysis were as part of the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 and were performed for the existing un-graded and proposed graded conditions. The analysis was conducted under the assumption of a conservative groundwater level of five (5) feet, representing the historic high groundwater level and the minimum thickness of the proposed compacted fill pad. The analysis of post-graded conditions determined that potentially liquefiable earth materials were not encountered in Boring B-1 below the minimum recommended removal and recompaction depths for the proposed structure. The analysis determined that dynamic settlement of sands due to liquefaction will be on the order of 0 inches. The liquefaction potential and dynamic settlement of sands analysis have been included within the appendices of the Preliminary Geotechnical Interpretive Report. Compliance with the California Building Code (CBC), along with the recommendations from the report will ensure less than significant impacts related to liquefaction.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact: a) According to the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. In addition, the proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risks. This requirement is not considered unique mitigation for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

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

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

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 Landslide debris was not observed during Earth Strata's subsurface exploration and no ancient landslides are known to exist on the site. No landslides are known to exist, or have been mapped, in the vicinity of the site. Geologic mapping of the site conducted during Earth Strata's investigation, and review of aerial imagery of the site, reveal no geomorphic expressions indicative of landsliding. Additionally, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

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

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the project site is not identified as an area with documented areas of subsidence. 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

**15. Other Geologic Hazards**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a) Under existing conditions, the project site is relatively flat. Implementation of the proposed project will require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed project, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography. It is anticipated that the proposed grading activities will have a less than significant impact to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)



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

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

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

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

Findings of Fact:

The project site lies within a high area of wind erosion. The project is located in an area that is largely undeveloped surrounded by sparsely scattered existing development. The project site is not anticipated to be impacted by off-site blowsand since current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Climate Action Plan, Application Material

Findings of Fact:

a) An Air Quality and Greenhouse Gas Assessment, prepared by Lilburn Corporation, dated March 23, 2017, prepared for the subject property indicates the project's total annual GHG emissions would be 265.7 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is well below the threshold of 3,000 MTY CO<sub>2</sub>e for small projects established by the South Coast Air Quality Management District (SCAQMD) and the County of Riverside Climate Action Plan.

The project annual total of 265.7 MTY CO<sub>2</sub>e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation and Climate Action Plan. The project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of regulations and measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- c. The project is consistent with the CEQA Thresholds and Screening Tables established in the Riverside County Climate Action Plan (December 2015), Appendix F, since the anticipated GHG emissions are less than 3,000 MTY CO<sub>2</sub>e.

As a result of implementation of, and compliance with, the above measures, the project would not result in a significant amount of GHG emissions. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's effects on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the W-2 (Controlled Development) zoning. This zone permits for certain land uses which might have incidental use of hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the W-2 zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize with both driveways on Worsley Road. Therefore, the project will have less than significant impact.

d) No schools are located within one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore, the project will not result in an inconsistency with an Airport Master Plan. No impact would occur.
- b) The project site is not located within an Airport Master Plan and would not be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>23. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>24. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Application Material

Findings of Fact:

a) The bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. Additionally, The site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs Master Drainage Plan (MDP). Neither MDP has proposed facilities in this area east of Highway 62 to alleviate the floodplain. The site is located on the fringe of floodplain flows from Garnet Wash and near a Caltrans 6-foot wide by 4-foot high reinforced concrete box culvert under Highway 62. Except for Caltrans road culverts, there is currently no drainage infrastructure to control storm runoff in this area. The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits has the potential to alter the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flood and debris damage.

In accordance with the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates dated August 15, 2017 and revised on November 6, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan will be conditioned with the Transportation Department's conditions of approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to ensure that the project site be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.7). Site design BMPs (see a-b above) include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the approved WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Mission Springs Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not 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 considered less than significant.

d) In accordance with the hydrology report and WQMP prepared by TGA Associates dated August 15, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan shall be conditioned with the Transportation Department's approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to comply so that the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

e) Although a portion of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. and the site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs MDP, The project is a church, and is not proposing any residential units or uses, therefore, the project does not propose to place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts will occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be setback a minimum of 50 feet from the northerly and westerly property lines to allow for tributary offsite flows to be accepted onto the site and not deflected on to the adjacent property. Buildings and obstructions are to be situated parallel to the flow path to prevent blockage of flows and a minimum of 50 percent flow-through area shall be maintain throughout the project site. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

g-h) The project will not substantially degrade water quality. As a part of the proposed project, an infiltration basin will provide water quality treatment of stormwater runoff utilizing the BMP concept. It is not anticipated that the construction and operation of the infiltration basin would result in any environmental effects and therefore, this BMP operation result in a less than significant impact on environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Floodplains**

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The project will alter the existing pattern of drainage and will direct onsite flow into drainage facilities. Design capture volume flows will be retained and infiltrated in a basin, and then released, following a similar drainage course to the natural drainage pattern that exist prior to the development of the site. The project will increase the amount of impermeable surfaces with paved parking and roofed areas, which will decrease the absorption rates of the site. However, these impermeable surfaces are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directed to drain towards landscaped areas prior to entering the drainage inlets and pipes that lead to the infiltration basin. These levels of decreased absorption are anticipated at a less than significant level since the water absorption will be accommodated by project design features (landscaping, infiltration basin, etc.).

c-d) The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site. However, the design features of the project including the infiltration basin are anticipated to reduce flows to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Application Material, GIS database

Findings of Fact:

a-b) The site is located generally, at the southeast intersection of Dillon Road and Highway 62. The Land Use Designation for the property is Rural Desert (RD) and all the adjoining and surrounding parcels to the east, north and south of the subject property are designated RD as well. All parcels to the west of the subject property are designated (RR) Rural Residential. The Rural Desert land use designation allows for single-family residences and neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses. Although the church project would not considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community. Religious facilities are allowed in the subject W-2 zone, subject to a plot plan approval, and are commonly allowed by most County of Riverside zoning districts. In addition, the proposed project is located within approximately one mile of the city limits of the City of Palm Springs which is located across Diablo Road and approximately 2.5 miles from Desert Hot Springs City Limits located at Fairview Road. An electronic transmittal with the site plan attached was sent to both Cities on September 26, 2017. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the RR land use designation. It is anticipated that the proposed project would not interfere with, or create any significant impacts related to land use/planning in the immediate vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>27. Planning</b>	<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
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is located within the W-2 zone which allows for the construction and operation of a church with the approval of a plot plan. The applicant has submitted a plot plan that this environmental assessment is analyzing. Therefore, the proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) All parcels to the west of the subject property are zoned as (RR) Rural Residential. Wind Energy Resource (WE) zoned parcels are situated to the west, north, and south and WE zoned parcels are located directly to the east of the subject property and on the west side of Highway 62. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The nearest Single Family Residential use is located approximately 2,580 feet from the project site. The remaining developed parcels have been developed with wind energy turbines and solar facilities. The project is proposing a church building on vacant land and would not create an impact to the nearby residential or renewable energy developments and therefore is compatible with existing and future land uses in the area.

d) Churches and other religious uses are permitted generally in most zones with a plot plan permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>MINERAL RESOURCES</b> Would the project				
<b>28. Mineral Resources</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area that is unstudied where the significance of mineral deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and has been vacant for an indeterminate number of years. Therefore based on available information, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are a few scattered residential homes on large lots, wind energy turbines, solar arrays, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

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

NA  A  B  C  D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; the closest airport is the Banning Airport which is over eight miles away, therefore, the project will not expose people on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing or visiting the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>30. Railroad Noise</b> NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Highway Noise</b> NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is bordered by Worsley Road to the east, vacant land to the north and south, and Highway 62) to the west. A Noise Impact Analyses prepared by Kunzman Associates March 17, 2017 and on September 20, 2017. The County of Riverside has adopted a modified version of the State of California Noise Land Use Compatibility Matrix (see Table 2). This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are “normally acceptable”. These standards apply to the proposed project itself.

The Sound PLAN model was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to idling cars/trucks, doors closing, conversations, radios, and starting engine noise. Project average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9<sup>th</sup> Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicles traffic traveling on Twenty-nine Palms Highway (SR-62) and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. As stated previously, Worsley Road is designated as an Arterial (128 foot right-of-way) and Twenty-nine Palms Highway (SR-62) is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Twenty-nine Palms Highway (SR-62) were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project’s operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Peak hour operational noise would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Based on the results of the modeling data, noise analysis, and adopted County of Riverside standards, it was concluded that noise impacts associated with the project would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Other Noise</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Noise impact analysis was submitted by the applicant, prepared by Kunzman Associates, dated March 17, 2017 and was revised on September 20, 2017. The noise impact analysis concluded that the noise levels related to the proposed project would be produced at a levels considered to be less than significant. In addition to this finding, the County's staff has provided several conditions, applicable to the proposed project that will ensure that noise created by the project is consistent with the municipal code. These are conditions of approval typical for any project in the County and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction hours would be limited by conditions of approval and County Ordinance No. 847 (noise ordinance). These are standard conditions of approval and requirements and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. The nearest single-family residence is located approximately 2,600 feet from the project site. In addition, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

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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**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

According to "Map My County," the project site has been mapped as "Low Sensitivity" for paleontological sensitivity. The proposed Project will have a less than significant impact due to the scope of the Project. Nonetheless, the Project has been conditioned to address any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, there will be a less than significant impact to paleontological resources.

Mitigation: No Mitigation is required.

Monitoring: No monitoring 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. As a result, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, therefore, no impact would occur.

Mitigation: No mitigation measures are required.

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

**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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impacts to fire services are viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>37. Sheriff Services</b>	<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 Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

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

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

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The project is not proposing a residential use and therefore would not create an increase in the population that could impact school facilities. However, the applicant of this project is obligated to pay the applicable school impact fees. Fees are required to be paid prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed development may have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<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 project will not create a significant additional need for additional health services.. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services.

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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**RECREATION**

**41. Parks and Recreation**

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is not within Community Service Area (CSA). All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would moderate impacts on use of existing neighborhood or regional parks or other recreational facilities. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on park and recreation services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact

Aside from bike trails as discussed under Section 44 of the EA, the proposed project has not incorporated any trails into its design and would not impact any trails in the area; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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-b) The project will generate traffic to the area and regional transportation system. According to the Department of Transportation preparation of a Traffic Impact Analysis (TIA), it was determined that specific land uses, including churches, are exempt from having to prepare a TIA. Section 3.0 of the TIA Preparation Guide identifies certain types of projects, due to the size, nature and location to be exempt from the requirements of preparing a TIA. The types of projects that are generally exempt from preparing a TIA are described in Exhibit A of the TIA Preparation Guide. The TIA Exemptions (Exhibit A) were established per Board of Supervisor's action on November 5, 1996, include a provision for Churches, Lodges, Community Centers, Neighborhood Parks and Community parks to be exempt from TIA requirements.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside's Circulation Element of the General Plan evaluates transportation demands necessary to preserve and increase available roadway capacity. The Circulation Element describes Level of Service (LOS) as a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. Furthermore, the LOS targets are used to assess the performance of a street or highway system and the capacity of the roadway. Although the church was exempt from preparing a TIA for the project, the noise study prepared by Kunzman Associates, Inc., dated September 20, 2017, evaluated the project's average daily trips (ADT) and estimated peak hour trips utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9<sup>th</sup> Edition, 2012. This study modeled the planned roadways using ADT Level of Service "C" design capacities. Worsley Road as a designated Major (118 foot right-of-way), and Highway 62 as a designated Expressway (220 foot right of way), would be the primary roadways used to access the project site. The anticipated capacities of these roadways are 27,300 vehicle trips per day for Worsley Road and 32,700 for Highway 62 at a LOS "C." The project's peak demand will occur during weekend services, where the ADT is estimated at approximately 508 trips. Weekday vehicle trip generation is anticipated to be minimal since the church would be open for administrative, ancillary uses and smaller meetings only. Since the project's has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highway 62 are sufficient to handle the project, and therefore would not have significant impact related to circulation system. In addition, the project has been conditioned to provide a Class II Bicycle Lane on Worsley Road, consistent with the General Plan, as part of the required road dedication. The project is consistent with the Circulation Element would not conflict with any County policy regarding mass transit. Therefore, any impact are considered less than significant.

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

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements along the property's frontage on Worsley Road to improve and maintain the roads condition in a safe and working manner. Any impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has two driveways each on Worsley Road, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both paved and with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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some street improvements (curb and gutter), providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The County of Riverside's General Plan (Circulation Element, C-47) has identified Worsley Road to provide a Class II Bikeway within the ultimate right of way. The proposed project will provide the necessary dedication to allow Worsley Road to be expanded to its ultimate right of way (59 feet from centerline), and has incorporated the Class II Bikeway into its design. Therefore the project will have a less than significant impact on planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency shall consider the significance to a California Native tribe.

Source: GIS database, Application Database, Native American Consultation, On-site Inspections

Findings of Fact:

a-b) Notifications about this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseno Indians, and Morongo Cultural Heritage requested consultation and additional information, including proposed conditions of approval. Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause an adverse change to a Tribal Cultural Resource. The consulting Native American Group concur with this condition and concluded all AB52 consultation efforts. No Tribal Cultural Resources were identified by any of the consulting tribes. This monitoring is a condition of approval in order to provide additional protection of any unidentified resources that may be encountered during ground disturbing activities and is not considered mitigation as the project was already determined to be less than significant. Therefore, with the project's adherence to the required conditions of approval, there would be a less than significant impact on Tribal Cultural Resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Mission Springs Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Mission Springs Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

	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.

<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Mission Springs Valley Water District and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Therefore, it is anticipated that the project will have adequate access to sewer facilities and therefore, the impact is considered less than significant.

<b>48. Energy Conservation</b>				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan, Application Material

Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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.

50. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A 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:

**APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration** – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	<b>AUGUST 15, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 <sup>ST</sup> FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. 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: Jason Killebrew  
P.O. Box 1409, Riverside, CA 92502-1409

**24PROPERTY OWNERS CERTIFICATION FORM**  
**APN 668-200-019**  
**PP26164**

I, Mickey Zolezio, certify that on  
(Print Name)

6/28/2018 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered : 1500'

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

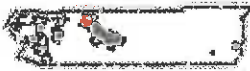
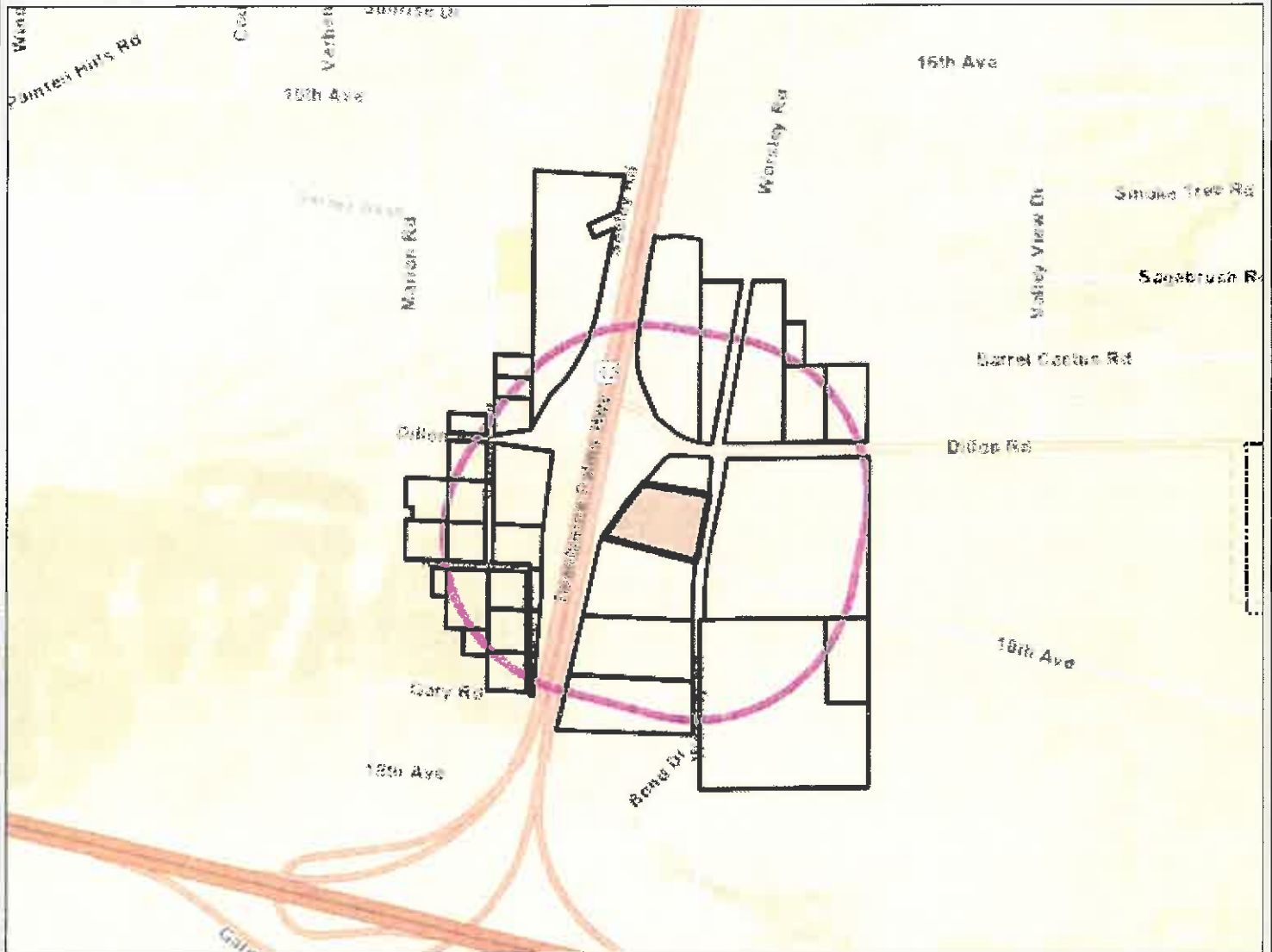
ADDRESS: 3450 14<sup>th</sup> St, 5<sup>th</sup> Fl

Riverside, CA 92501




TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

# Riverside County GIS Mailing Labels

PP26164



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 6/28/2018 2:16:00 PM

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668190007  
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73710 FRED WARING STE 200  
PALM DESERT CA 92260

668171003  
JASON KEITH ETCHASON  
SEAN D ETCHASON  
8108 ARTISTIC HEIGHTS CT  
LAS VEGAS NV 89143

668181016  
GUIDE DOGS OF THE DESERT  
P O BOX 1692  
PALM SPRINGS CA 92263

668171010  
GUIDE DOGS OF THE DESERT  
P O BOX 1692  
PALM SPRINGS CA 92263

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668200019  
UNITED PENTECOSTAL CHURCH  
P O BOX 569  
DSRT HOT SPG CA 92240

668172002  
CLIFFORD GEORGE  
28225 LIVE OAK CANYON RD  
REDLANDS CA 92373

668172005  
AMANCIO A DIZON  
THELMA N DIZON  
321 CODY RD  
SAN DIMAS CA 91773

668230004  
PALM INV GROUP  
P O BOX 24066  
LOS ANGELES CA 90024

668230006  
RICHARD D WINKLE  
ROBIN L WINKLE  
RONALD R WINKLE

77584 BARONS CIR  
PALM DESERT CA 92211

668200008  
MARGARET ANN VANDORPE  
PHILIP BETTENCOURT  
16610 CAMILIA AVE  
TUSTIN CA 92782

668171008  
ROJAS FAMILY TRUST  
2219 CLIFF DR  
NEWPORT BEACH CA 92663

668172006  
JOHN COCKRELL  
590 OLEANDER RD  
PALM SPRINGS CA 92264

668230001  
ROY EGARI  
SHAHNAZ EGHRARI  
13600 MARINA POINTE DR UNI  
MARINA DEL REY CA 90292

668230002  
ECO GREEN STRUCTURES INC  
BRANSON SNIDER  
SAEED KASHEFI

14930 VENTURA BLV NO 200  
SHERMAN OAKS CA 91403

668172016  
RIVERVIEW FLORENTINA  
C/O C/O SUZANNE COWEE  
72600 SUNDOWN LN  
PALM DESERT CA 92260

668250026  
WINTEC ENERGY LTD  
2045 E TAHQUITZ CANYON WAY  
PALM SPRINGS CA 92262

668172003  
JAMES E DUNN  
LAURA A DUNN  
1197 UPLAND HILLS DR S  
UPLAND CA 91786

668172001  
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22295 PARKMEAD DR  
PALM SPRINGS CA 92262

668230010  
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DSRT HOT SPGS CA 92240

668171005  
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78440 DARBY RD  
BERMUDA DUNES CA 92203

668172011  
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2219 CLIFF DR  
NEWPORT BEACH CA 92663

668200020  
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MARGARET VANDORPE

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668172013  
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2032 CONTESSA  
IRVINE CA 92620

668172014  
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15900 KENNEDY RD  
LOS GATOS CA 95032

668182013  
GENE L TARDY  
VONA E TARDY  
45720 W BUCK LAKE RD  
NASHWAUK MN 55769

668250005  
WIND TURBINE EQUIPMENT CO  
2045 E TAHQUITZ CYN WAY  
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JOHN MELISSA  
DEBRA LEE

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CHESTERLAND OH 44026

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JOANN GARGILES  
MICHAEL GARGILES

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668171006  
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SAM LEVINE  
MICHAEL LEVINE  
C/O MARK LEVINE  
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LAKEWOOD NJ 8701

668172024  
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66575 2ND AVE  
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668190002  
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KHENG BAN TSANG  
KHENG LOK CHANG

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Theresa Rettinghouse  
Lozeau Drury, LLC.  
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Oakland, CA 94607






**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4.3

**Planning Commission Hearing: August 15, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR36687R1	<b>Applicant(s):</b> Highpointe Washington
<b>CEQA Exempt</b>	Section 15182 (Residential Projects Pursuant to a Specific Plan)	Street, Steve Ludwig
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b> Hunsaker & Associates, Irvin Hunsaker
<b>Zoning Area/District:</b>	Rancho California Area	 Charissa Leach, P.E. Assistant TLMA Director
<b>Supervisorial District:</b>	Third District	
<b>Project Planner:</b>	Deborah Bradford	
<b>Project APN(s):</b>	476-010-036	

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Tract Map No. 36687 Revision No. 1**, a Schedule 'A' Map which proposes to revise approved Tract Map No. 36887. The revision is within the same 20.3-acre site but includes a reduced developed footprint which avoids impacts to a jurisdictional drainage that crosses through the open space area. The reduced footprint includes a reduction in residential lots from 71 lots to 69 lots and fourteen (14) open space/conservation lots will be provided. The reduced footprint removes the need for the large drainage channel and the construction of downstream drainage improvements offsite.

The project site is located north of Safflower Street, south of Koon Street, east of Winchester Road, and west of Woodshire Drive, within Winchester 1800, Specific Plan No. 286 ("SP No. 286").

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Article 12, Section 15182 (Residential Projects Pursuant to a Specific Plan) based on the findings and conclusions in the staff report; and,

**APPROVE TENTATIVE TRACT MAP NO. 36687 REVISION NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
Specific Plan:	Yes – Winchester 1800, Specific Plan No. 286
Specific Plan Land Use:	Medium
Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) and Open Space Conservation (OS-C), as reflected in SP No. 286 Land Use Plan.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR), Open Space Conservation (OS-C), Open Space Recreation (OS-R), and High Density Residential (HDR), as reflected in SP. No. 286 Land Use Plan.
East:	Medium Density Residential (MDR), as reflected in SP. No. 286 Land Use Plan.
South:	Open Space Conservation (OS-C) and Medium Density Residential (MDR) as reflected in SP. No. 286.
West:	Open Space Conservation (OS-C), Commercial Retail (CR) and Medium Density Residential (MDR), as reflected in SP. No. 286.
Existing Zoning Classification:	Specific Plan (SP) Planning Areas 2A is within the General Residential (R-3) zoning classification and Planning Area 7 is within the One-Family Dwelling (R-1) zoning classification.
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 286 (SP No. 286) - Planning Areas 1,3, and 8
East:	Specific Plan No. 286 (SP No. 286) – Planning Areas,6 and 5A
South:	Specific Plan No. 286 (SP No. 286) – Planning Areas 2C and 14A
West:	Specific Plan No. 286 (SP No. 286) – Planning Areas 2A, 8, and 9
Existing Use:	Vacant
Surrounding Uses	

North:	Vacant
South:	Single-family development
East:	Single-family development
West:	Agricultural uses

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	20.3 acres	N/A
Proposed Minimum Lot Size:	5,000 square feet	5,000 square feet
Total Proposed Number of Lots:	69 residential lots and 14 open space lots	
Map Schedule:	'A'	

**Located Within:**

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	Yes – #103 Lighting and Flood Control
Special Flood Hazard Zone:	Yes – Areas of Flooding Sensitivity
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 22.36 miles from Mt Palomar
WRCMSHCP Criteria Cell:	Yes – 5279
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially In
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The Project site is located within SP No. 286, specifically Planning Area 7 and a portion of Planning Area 2A (Figure 2). The Specific Plan and Environmental Impact Report No. 374 were adopted and certified, respectively, by the Riverside County Board of Supervisors on April 29, 1997.

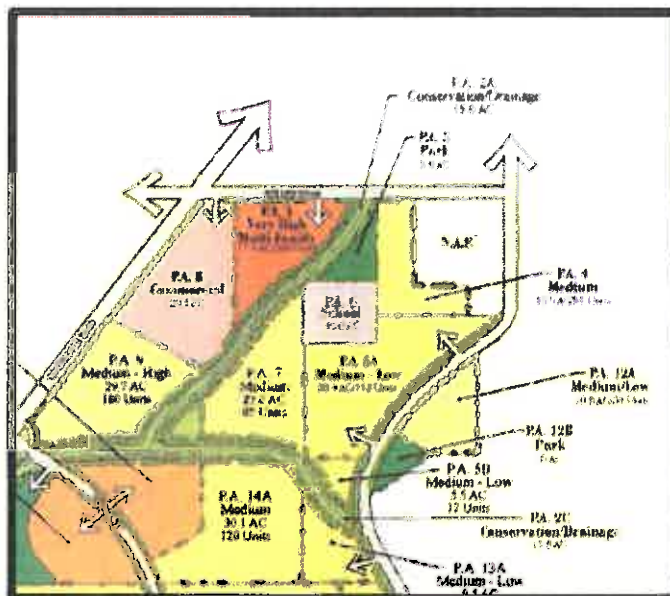


Figure 2: Portion of Specific Plan Land Use Map showing location of Planning Areas 7 and 2A for TR36687  
Source: Winchester 1800 SP 286 Amendment 5, RBF consulting 1/10/17

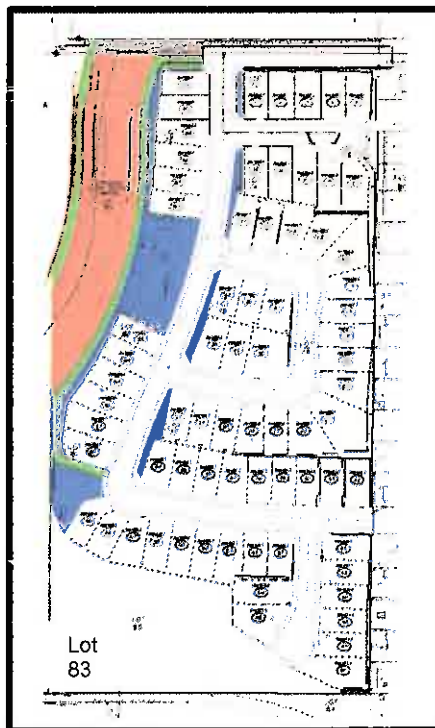
There have been six major amendments to the Specific Plan that modified the land use intensity of the Specific Plan area. As a result of these prior amendments, the total number of dwelling units was reduced from 5,806 to 4,720. Although only 4,720 homes are allowed in SP No. 286, EIR No. 374 evaluated a “worst case” scenario by assuming future development with up to 5,806 dwelling units.

On April 18, 2014 applications were submitted for Specific Plan No. 286 Substantial Conformance No. 3, Change of Zone No. 7829 and Tentative Tract Map No. 36687.

Changes to the Specific Plan contained in Substantial Conformance No. 3 reduced the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 remained as Medium Density Residential (MDR). Substantial Conformance No. 3 also increased the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and reduced the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes, Planning Area 2A increased from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan decreased from 4,720 to 4,710.

Change of Zone No. 7829 proposed to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 square feet, minimum average width for proposed building sites of 50 feet, and an average depth of eighty feet (80') . The number of lots previously allowed was 85 and is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7.

Tentative Tract Map No. 36687 (Figure 3) was for a Schedule ‘A’ subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a portion of 2A. The project includes off-site improvements that include grading and drainage easements.



**Figure 3 – TR36687 Site Plan**



The project is located within Criteria cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). A Habitat Acquisition Negotiation Strategy (HANS 2160) was submitted for review. As a result of the HANS review Lot 83 as mapped on TR36687 was to be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA) prior to map recordation.

On September 30, 2015 the Planning Commission recommended that the Board of Supervisors take the following actions:

- Consider an Addendum to Environmental Impact Report No. 374
- Approve Specific Plan No. 286, Substantial Conformance No. 3
- Tentatively Approve Change of Zone No. 7829
- Approve Tentative Tract Map No. 36687

On February 2, 2016 the Board of Supervisors approved and adopted the recommendations of the Planning Commission.

On October 11, 2016 the applicant submitted an application for TR36687 Revision No. 1. The revision provides a reduced footprint for the development and avoids impacts to a jurisdictional drainage through the open space. The reduced footprint also removes the need for the large drainage channel through the open space and the construction of downstream drainage improvements offsite. The proposed revision is within the same project area as previously approved; however, instead of 71 residential lots, the applicant is proposing 69 residential lots (Figure 4). The number of open space lots remains the same at 14.



Figure 4: TR 36687 Revision No. 1

Because the design of the subdivision resulted in a revision to the location of the conservation area, the applicant was required to go through the HANS process again. HANS was completed in May 2018. The





plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR. Previously, an Addendum to the EIR was considered by the Board of Supervisors on September 30, 2015 for Substantial Conformance No. 3 to Specific Plan No. 286 which allowed for the revision of acreage within Planning Areas 2A and 7, Change of Zone No. 7829 to allow for a minimum lot size of 5,000 square feet and to define the Planning Areas boundaries within the Specific Plan and approve Tentative Tract No. 36687 to allow for the subdivision of 20.3 acres into 71 residential lots. Because an Addendum was prepared it was determined that the events described in Section 15162 did not occur. To qualify for an exemption the events stated in Section 15162 must also be determined to not have occurred. Because, the proposed Project does not result in an intensity of use to what was previously approved, and in fact reduces the number of dwelling units from 71 to 69 dwelling units and the development footprint has been decreased. The revisions do not result in a substantial change, new circumstances requiring major revisions to the EIR, or new information that would result in new significant impacts. Therefore, the proposed Project meets this requirement.

- d) Fees – The lead agency has authority to charge fees to applicants for projects, which benefit from this section. The fees shall be calculated in the aggregate to defray but not to exceed the cost of developing and adopting the specific plan including the cost of preparing the EIR. Because the Specific Plan and EIR were prepared by consultants, the County will not charge fees to the applicant to defray the costs of the preparation of the initial Specific Plan and EIR. The proposed Project meets this requirement.
- e) Statute of Limitations - A court action challenging the approval of a project under this section for failure to prepare a supplemental EIR shall be commenced within 30 days after the lead agency's decision to approve the project in accordance with the specific plan. No court action challenging the approval of a project pursuant to this exemption has been filed regarding not preparing a supplemental EIR. Therefore, the proposed Project meets this requirement.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) as reflected in SP. No. 286 Land Use Plan.
2. The project site has a Zoning Classification of Specific Plan. The residential portion of the Project site is located within Planning Area 7. Planning Area 7 of SP No. 286 follows the uses and development standards stated in the Specific Plan Zoning Ordinance. However, if not specifically stated the development standards provided for in the (R-1), Zoning Classification of Ordinance No. 348 will be followed. The Specific Plan zoning classification and zoning equivalent to R-1 is for the development of single-family residences, and this is consistent with the Medium Density Residential Land Use Designation of the General Plan, which encourages the development of single-family detached residences. Specific Plan No. 286 has a validity of 20 years and with each amendment the 20 year

period is reinstated. Currently, the Specific Plan has been amended six times. The sixth amendment was approved in 2015. Therefore, the 20 year period would expire in 2035.

**Development Standards Findings:**

3. The existing Zoning Classification for the subject site is Specific Plan. Development standards for each of the Planning Areas of SP286 are provided for in the Specific Plan Zoning Ordinance No. 348.4822. The development standards of Planning Area 7 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of Ordinance No. 348 and Planning Area 2A development standards if not addressed in the SP Zoning Ordinance will be subject to those standards as identified in Section 8.1 (R-3).

The following development standards shall apply to Planning Area 7:

- A. Lot area shall not be less than five thousand (5,000) square feet. As shown on the revised tentative tract map exhibit, residential lots will range in size from 5,000 square feet to 11,595 square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum average width of twenty feet (20'). The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet. As shown on the revised tentative tract map exhibit, all residential lots meet the required lot frontages.
- C. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10'), and where a lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project..
- D. The rear yard shall not be less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in SP. No. 286. Otherwise the rear yard shall not be less than twenty feet (20'). Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- E. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Ordinance No. 348. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- F. Lot coverage shall not exceed fifty percent (50%) for one-story buildings. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  
- G. Building height shall not exceed 3 stories or 40 feet in height. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  
- H. Two parking spaces shall be provided for each dwelling unit as stated in Section 18.12 of Ordinance No. 348. Because the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically Ordinance No. 348

The Specific Plan Zoning Ordinance requires development standards for Planning Area 2A to be the same as those provided for in Section 8.1 General Residential (R-3) of Ordinance No. 348. However, because Planning Area 2A is comprised of a conservation/drainage area no development of structures will occur and development standards pertaining to lot area, setbacks, lot coverage, floor area ratio, building height and automobile storage do not apply.

**Tentative Tract Map Findings:**

- 4. Revised Tentative Tract Map No. 36687 Revision No. 1 is a proposal to subdivide 20.3 acres into 69 residential lots and 14 open space lots and complies with Ordinance No. 460 based on the following:
  - a. The proposed map, including the design of the revised tentative tract map, and its improvements are consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting the unique characteristics of the Southwest Area and by the conservations of unique and sensitive environmental areas within the project site as open space. The proposed Project complies with the Winchester 1800 Specific Plan No. 286, specifically Planning Areas 7 and 2A. As shown on the proposed Tentative Tract

Map exhibit (Figure 4), Planning Area 2A includes Lot 75, a 2.17 acre portion of Planning Area 2A to be devoted as the future drainage channel. This area will include meandering walkways and trails providing open space along the northwestern edge of the project site. Planning Area 7 as stated in the Specific Plan shall be devoted to Medium Density Residential uses with a minimum lot area of 5,000 square feet.

- b. The site is physically suitable for the proposed type of development, residential, and the proposed density because it is sensitive to the constraints of the project site, such as the conservation areas, drainage areas and areas sensitive to flooding. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential land use designations within the Southwest Area Plan.
- c. The EIR prepared for Specific Plan No. 286 analyzed the potential environmental impacts of the project and determined that there would be significant impacts to wildlife and their habitat due to the loss of open field agricultural habitat. The EIR determined that the only way to preserve this habitat would be through the no-project alternative. Several alternatives were discussed but the specific plan as proposed was determined to be the best approach in that the alternatives discussed would negate the benefits associated with the project objective by providing a range of housing types, styles, sizes and values. Funding measures to help with habitat conservation were provided through the Development Mitigation Fee and the Stephen kangaroo rat mitigation fee. However, due to the project site's location within WRMSHCP Cell No. 5279 approximately 3.14 acres (Lot 80 and 81) will be provided as permanent conservation area and dedicated to RCA. Lot 75 is comprised of approximately 2.17 acres and will be provided for a future drainage channel. These areas will help in the protection of sensitive habitat existing on site. Additional open space lots will be provided for water quality basins, drainage areas, and a park. The proposed Project will not result in further increases to the loss of habitat as analyzed in the EIR, nor will the land division result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development for the Project area as stated in the General Plan
- d. The design of the proposed land division incorporates a loop street system and provides for secondary access to ensure that during an emergency vehicles will be able to safely enter or exit the Project site. Mitigation measures that have been incorporated into EIR No. 374 and standard conditions of approvals for Tentative Tract No. 36687 R1 will ensure the protection of the public health, safety and welfare.
- e. The design of proposed land division and its types of improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
- f. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan (SP) Planning Area 7 and Planning Area 2A. Change of Zone No. 7829 was adopted on September 30, 2015 which reduced the allowable lot size in Planning Area 7 from 7,200 square feet to a minimum lot size of 5,000 square feet. Residential lots within the proposed land division range in size from 5,000 square feet to 11,595 square feet. The portion of Planning Area 2A within Planning Area 7 is for the future development of the drainage channel, no habitable structures are proposed in this area.

- g. The Revised Tentative Map is a modification of the approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map. Proposed revisions are limited to a reduction in residential lots from 71 to 69 lots, a change in location of the conservation area which resulted in an increase in acreage from 2.70 acres to 3.14 acres, and the removal of the drainage channel until a future time. The Project site is within the same boundaries and Planning Area as the originally approved Tract Map No. 36687.

**Ordinance No. 460 Schedule 'A' Findings**

5. Additionally, the proposed Tentative Tract Map No. 36687 Revision No. 1 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule 'A' Subdivision) of Ordinance No. 460 based on the following:
  - a. Streets - All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as stated in the Advisory Notification Document (AND), Transportation. 6. Streets serving the project site include collector and interior streets. Sections of the streets have been provide on the Map exhibit which indicates compliance with the required widths of 44 feet for a collector street and 32 feet for interior streets. The proposed knuckle located along the southeastern portion of the Project site is in compliance with the Standard 801 of Ordinance No. 461 in regards to the development standard geometrics. Sidewalks will be provided for on the proposed interior streets and along the southern portion of Koon Street. Therefore, with compliance with the design standards for street improvements as stated in the Advisory Notification Document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A)., as it pertains to streets have been met.
  - b. Domestic Water and Sewage Disposal - Based on a letter for the Eastern Municipal Water District (EMWD) dated December 21, 2017 the Project site is an active project with EMWD's New Business Department with a water and sewer service Work Order Number and a Project Record Number. The Plan of Service (POS) for the Project site has not been completed to identify on-site and offsite facilities that will be required to serve this Project. In addition, Advisory Notification Document, E Health. 1 requires that it is the responsibility of the developer to ensure that all the requirements to obtain water and sewer service are met with EMWD. In addition, because EMWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required. Lastly, improvement plan review shall be required by Section 9.3 of Ordinance No. 460 which states that when the subdivider files their final map for preliminary checking with the office of the County Surveyor, copies will also be transmitted to the Planning Director, Health Officer, and Flood Control Agency. Therefore, with AND E. Health 1 and EMWD requirements, Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
  - c. Fire Protection - As stated in condition of approval 080 – Fire. 1 to ensure that the proposed Project and future development project do not result in unacceptable levels of service due to an increase in the number of emergency and public service calls due to the increase presence of structures and population, the developers of the Project site will be required to provide development impact fees to provide funding for capital improvements such as land/equipment purchases and fire station construction. Additional conditions of approval subject to the requirements of Ordinance Nos. 787, 460, the California Fire Code, and Riverside County Fire Department Standards include the design and location of emergency access roads, water systems

and secondary access will ensure that the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection has been met.

- d. Fences – Six foot (6') high Tubular steel fencing will be provided at the water quality basins that are adjacent to lots or streets. Basins located adjacent to the permanent open space will not be fenced. Fencing along the future channel will be dependent upon the requirements of the County's Flood Control and Water Conservation Districts standards for fencing around drainage channels.
- e. Electrical and Communication Facilities – All electrical and communication facilities will be placed underground. Therefore, the requirements of Ordinance No 460 10.5 (F) as it pertains to electrical and communication facilities are met.

**Other Findings:**

- 6. The project site is located within Criteria Cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan. Because the design of the revised tentative tract map resulted in the relocation of the conservation area, the applicant was required to go through the HANS process again. A new HANS application was submitted on March 28, 2017 and was completed on May 24, 2018. The applicant was required to offer for dedication to the Riverside Conservation Agency (RCA) Lots 80 and 81, approximately 3.14 acres to be permanently conserved. This project fulfills the plan requirements.
- 7. The project site is located within the City of Temecula Sphere of Influence. This project was transmitted to the City of Temecula for review and comment. No comments were received either in favor or opposition of the project.
- 8. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
- 9. The proposed Project is exempt from CEQA so, was not required to go through the AB52 process. However, TR36687 did go through AB52 process and conditions of approval were added to ensure protection of these resources. These conditions will be brought over to the proposed Project's conditions of approval.
- 10. The project site is located within Zone B, approximately 22.36 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
- 11. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Conclusion:**

12. For the reasons discussed above, as well as the information provided the certified EIR No.374 and its addendum, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

**APPEAL INFORMATION**

The land divider or any interested party may appeal the Planning Commission's decision to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, providing the basis for the appeal, and shall be accompanied by the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions).

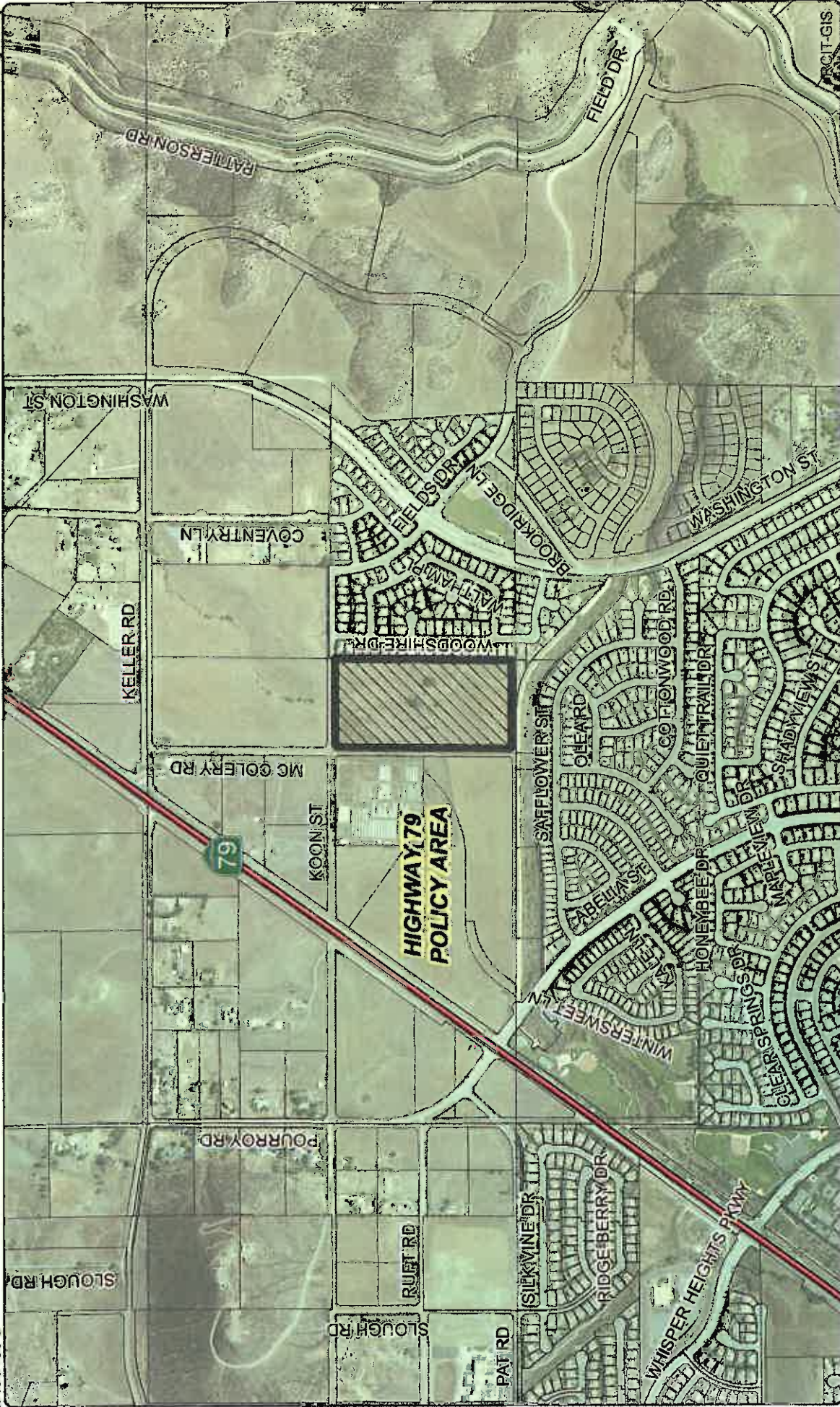
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR36687R1**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 06/08/2018  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



REGULATED: On October 7, 2009, the County of Riverside adopted a new General Plan. This plan includes the designations for incorporated Riverside County. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 940-3200 (Western County or its heirs, those at (951) 940-4377 (Eastern County) or Website: [www.riversideca.gov](http://www.riversideca.gov)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36687R1

Supervisor: Washington  
District 3

Date Drawn: 06/08/2018

### LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36687R1

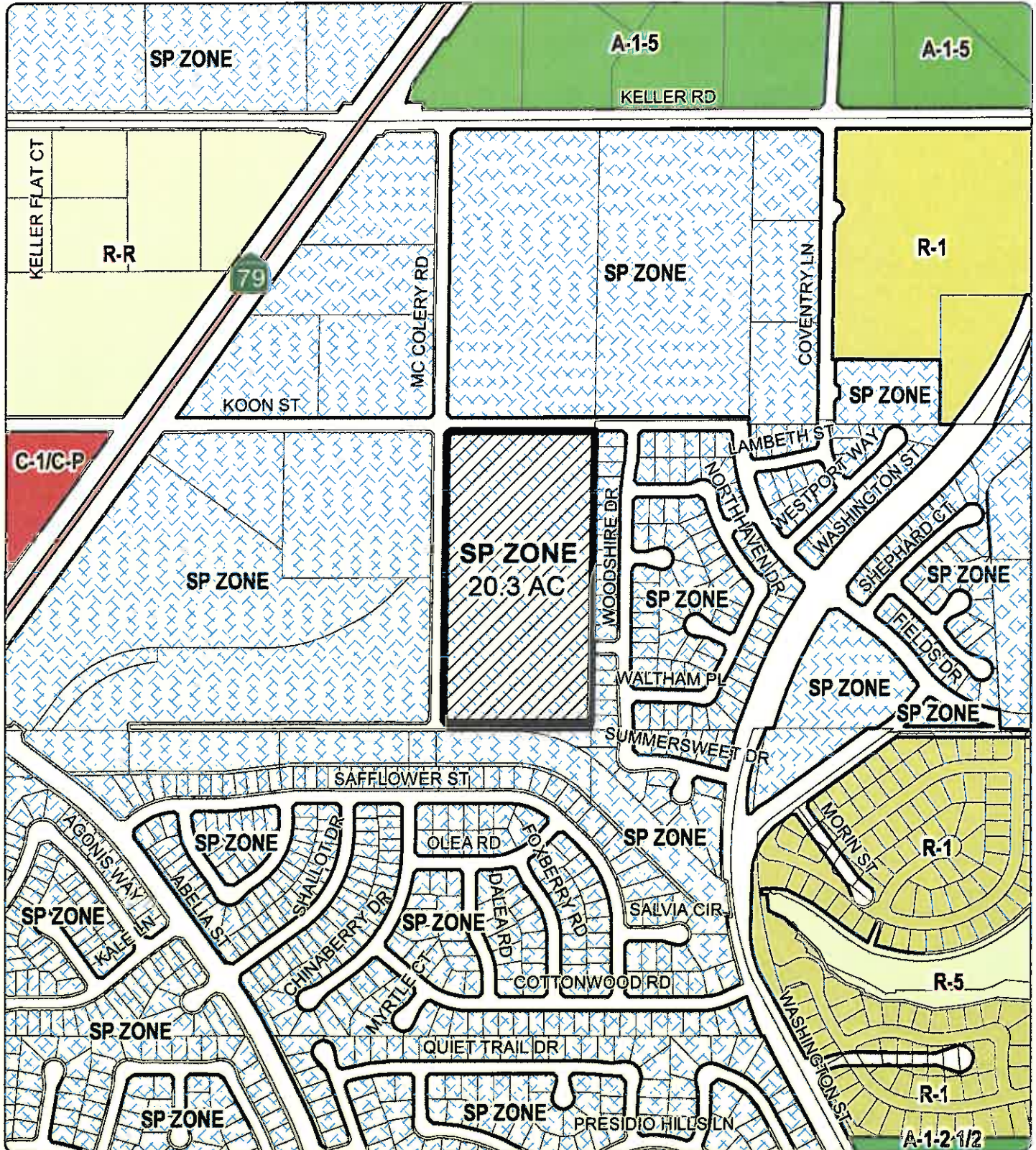
Supervisor: Washington

Date Drawn: 06/08/2018

District 3

### EXISTING ZONING

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen

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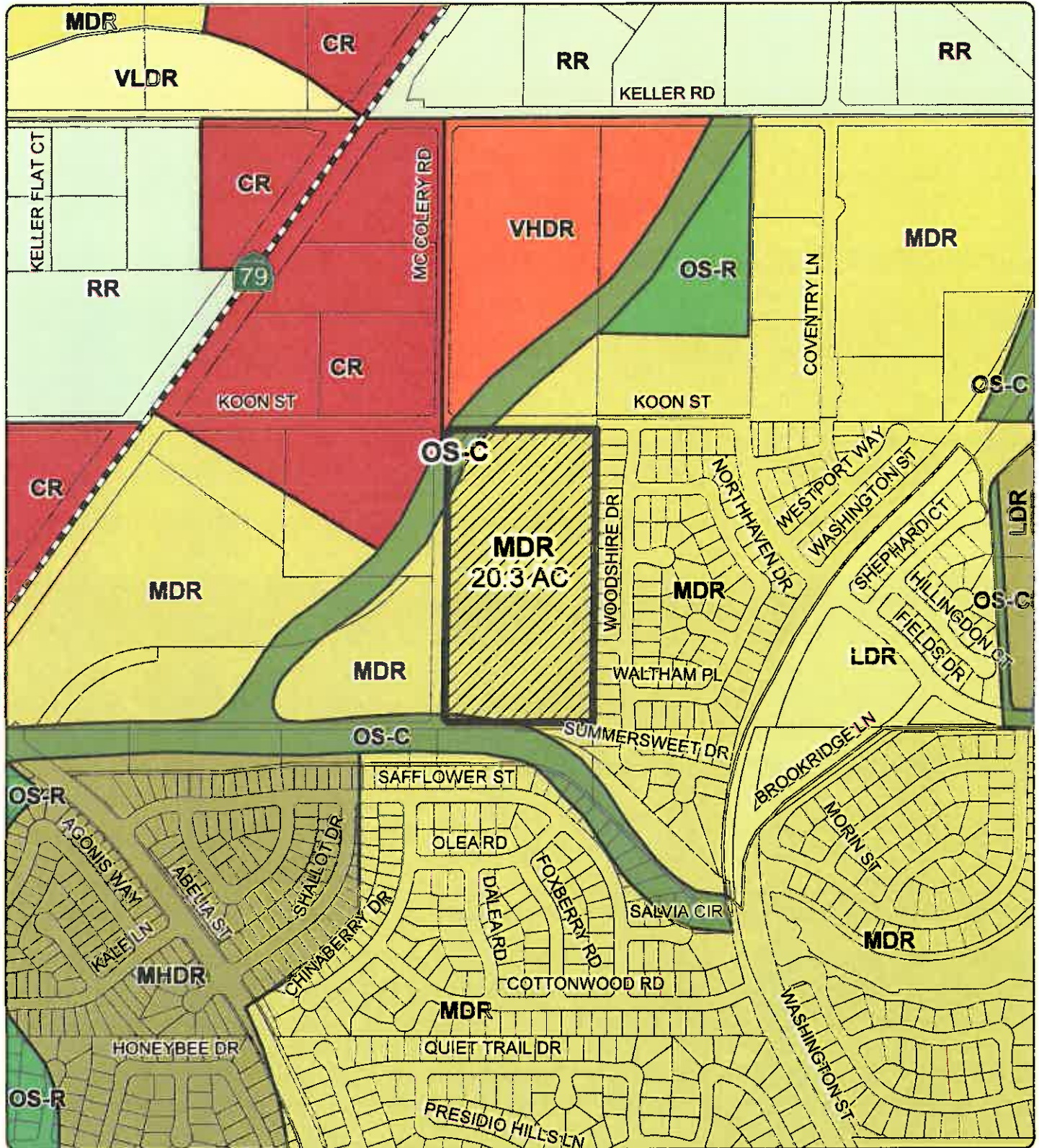
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36687R1

Supervisor: Washington  
District 3

### EXISTING GENERAL PLAN

Date Drawn: 06/08/2018  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County); or Website <http://planning.rctf.us>









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

*Juan C. Perez*  
*Agency Director*



07/23/18, 7:57 am

TR36687R1

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR36687R1. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Project Description

Tentative Tract Map No. 36687 Revision No. 1, a Schedule 'A' Map which proposes to revise approved Tract Map No. 36887. The revision is within the same 20.3 acre site but, includes a reduced developed footprint which avoids impacts to a jurisdictional drainage that crosses through the open space area. The reduced footprint includes a reduction in residential lots from 71 lots to 69 lots and removes the need for a large drainage channel, and the construction of downstream drainage improvements offsite. Fourteen open space lots are provided as was originally approved.

Advisory Notification. 2      AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines.
2. County-wide Design Guidelines.

Advisory Notification. 3      AND - EIR Mitigation Measures

Incorporation of all adopted EIR No. 374 Mitigation Measures

Advisory Notification. 4      AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and/or] EXHIBIT(S)

Tentative Map No. 36687 Revision No.1, dated June 5, 2018.

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5           AND - Federal, State & Local Regulation Compliance  
(cont.)

applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
    - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

E Health. 1                           EMWD Water and Sewer Service

TR36687 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment systems (OWTS) and/or wells shall be properly destroyed under permit with this Department.

E Health. 2                           OWTS/Well Destruction

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 2                      OWTS/Well Destruction (cont.)

All existing onsite wastewater treatment system (OWTS) and water wells shall be properly destroyed under permit with the Department of Environmental Health (DEH).

Note: Existing OWTS and wells on lots 32 and 33.

### Fire

#### Fire. 1                              015 - Fire - SP- #71- Adverse Impacts

The proposed project along with future development projects will result in unacceptable levels of service due to an increase in the number of emergency and public service calls due to the increased presence of structures and population. Ordinance No. 659, adopted by the Riverside County Board of Supervisors requires that project proponents/developers participate in the development Impact fee program as required by this Ordinance. These impact fees will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

#### Fire. 2                              015 - Fire Map #16-Hydrant/Spacing

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

#### Fire. 3                              015 - Fire-Map #50 Blue Dot Reflectors

Blue retroreflective pavement markers shall be mounted on private streets, 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.

#### Fire. 4                              015 - Fire-SP-#100-Fire Station

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

#### Fire. 5                              015- Fire - SP-#47 Secondary Access

In the interest of Public Safety, the project shall provide an Alternate or Secondary



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1                                      Flood Hazard Report: PART 1 (cont.)  
tributary offsite stormwater runoff discharged from an existing basin within TR 29962. The offsite flows impact the east portion of TR 36687R1 approximately 250 feet south of Koon Street. The applicant proposes to collect these offsite flows with a storm drain inlet into a concrete channel that will convey the flows through the tract and eventually discharging the offsite flows into the revised floodplain. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed structures in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by either properly elevating the finished floor in relation to the inlet works and flow path, or by making sure the structures are setback from the inlet works to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary. This proposed drainage system shall be designed to District's standards and contained within the public street right-of-ways. Maintenance access must be provided to all inlets and outlets.

Flood. 2                                      Flood Hazard Report: PART 2

The development of this property and the ultimate drainage plan shall be coordinated with the development of adjacent properties to ensure that surrounding and downstream properties are not adversely affected and that stormwater runoff is safely conveyed to an adequate outlet. This may require the construction and grading of offsite drainage facilities. The developer shall obtain a written authorization letter for grading/construction and/or a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter shall be submitted to the District for review prior to the issuance of grading permits for the project. Alternatively, improved drainage facilities shall be designed and fully constructed to an adequate outlet in Warm Springs Channel downstream. The construction plans and recorded drainage easements shall be submitted to the District for review prior to the issuance of permits for the project.

The site is located within the bounds of the Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project may be directed to Michael Venable of this office at 951-955-1248 or mlvenabl@RIVCO.org

### Planning

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 1                                    015 - Planning - Archaeo M/M Program (cont.)

Planning. 1                                    015 - Planning - Archaeo M/M Program

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

Planning. 2                                    015 - Planning - Archeology Study Req

An archaeological study shall be submitted to the Planning Department for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 3                                    015 - Planning - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 4                                    015 - Planning - Future Trail

"If in the future the flood control channel located in Lot 75 is constructed, a trail that is consistent with Specific Plan No.286 Amendment No. 6 Figure IV-14 shall also be provided"

Planning. 5                                    015 - Planning - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 36687, Revision No. 1 or its associated



### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 5                      015 - Planning - Hold Harmless (cont.)  
environmental documentation; 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 Tentative Tract Map No. 36687, Revision No. 1, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 6                      015 - Planning - Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 7                      015 - Planning - Map - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County











## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      Gen - GEO02396 Accepted (cont.)

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO02396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation.

GEO No. 2396 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2396 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Planning-PAL

Planning-PAL. 1                      Gen - Low Paleo

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously



## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

- Planning-PAL. 1                      Gen - Low Paleo (cont.)  
 undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

### Transportation

Transportation. 1                      MAP - COUNTY WEB SITE

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

Transportation. 2                      MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "DRAINAGE EASEMENT – NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED". The protection shall be as approved by the Transportation Department.

Transportation. 3                      MAP - DRAINAGE 2



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 3                    MAP - DRAINAGE 2 (cont.)

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

#### Transportation. 4                    MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

#### Transportation. 5                    MAP - R-O-W EXCEEDS/VACATION

If the existing rights-of-way along McColerly Road and Brumfield Street exceeds that which is required for this project, the developer may submit a request for the vacation/abandonment of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

#### Transportation. 6                    MAP - SP286A6/IMPROVEMENTS

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of textured pavement accents within public roadways as an entry feature shall not be permitted.

#### Transportation. 7                    MAP - SP286A6/LANDSCAPE

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director Transportation.

#### Transportation. 8                    MAP - SP286A6/TS REQUIRED

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

#### Transportation. 9                    MAP - STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 9                    MAP - STD INTRO (ORD 460/461) (cont.)  
Road Improvement Standards (Ordinance 461).

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

These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all.

All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 10                  MAP - TS/EXEMPT

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

### Waste Resources

Waste Resources. 1                MAP - Waste General

#### Hazardous Materials

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.

#### Landscape Practices

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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50. Prior To Map Recordation

E Health

050 - E Health. 1                      EMWD Water and Sewer Service                      Not Satisfied

Prior to map recordation, provide current documentation establishing water and sewer service for the project.

050 - E Health. 2                      Phase I ESA Required                      Not Satisfied

Prior to map recordation, a Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

050 - E Health. 3                      Solid Waste Service                      Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

Fire

050 - Fire. 1                      050 - Fire - Map-#46-Water Plans                      Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2                      050 - Fire - Map-#53 ECS-WTR Prior/Combust                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood

050 - Flood. 1                      6 Items to Accept Facility                      Not Satisfied

"Inspection and maintenance of the flood control facility/ies that are to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE.

The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In the event the District is willing to maintain the proposed facility, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards;
- 2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section;
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Contract Services Section;
- 4) All regulatory permits that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map



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Flood

050 - Flood. 7                                      Submit ORD. 458 Special Flood Hazard Area Study (cont.)                                      Not Satisfied

To provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review, prior to the issuance of permits if the project encroaches into the 100-year DWR floodplain:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area.
- c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36687R1 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.
- e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

050 - Flood. 8                                      Submit Plans - Map                                      Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review and approval. 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.

050 - Flood. 9                                      Written Permission for Grading                                      Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 10                                      ZONE 7 - Present Worth Maintenance                                      Not Satisfied

For each facility that the District will accept for ownership, operation and maintenance, the Applicant shall pay a one-time maintenance charge equal to the "present worth" value corresponding to 10 years of the facility's estimated maintenance cost. Payment shall be made to the District in a cashier's check or money order prior to commencing construction of the facility.

Planning

050 - Planning. 1                                      050 - Planning - Map - Annex to Park District                                      Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District and County Service Area No. 103.

050 - Planning. 2                                      050 - Planning - Map - CC&R, RES, POA, COM AREA (pg 1)                                      Not Satisfied

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

- 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
- 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both











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50. Prior To Map Recordation

Planning

050 - Planning. 12                      050- Planning - Map - CC&R RES PRI Common Area (pg 2 cont'd) (co                      Not Satisfied  
association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'.  
The decision to require activation of the property owners' association and the decision to require that the association  
unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the  
event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association,  
thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall  
not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of  
the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to  
assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall  
have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An  
assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or  
other document creating the assessment lien. This declaration shall not be terminated, 'substantially' amended, or  
property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or  
the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent,  
usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict  
between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and  
Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of  
covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the  
case file, and one copy provided to the County Transportation Department - Survey Division.

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-MAP - CONSERVATION EASEMENT                      Not Satisfied  
The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas  
discussed in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan  
Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017. The easement or  
deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or  
other conservation entity approved by the Riverside County Planning Department Environmental Programs Division  
(EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation  
Entity.

050 - Planning-EPD. 2                      0050-Planning-EPD-MAP - ECS CONDITION                      Not Satisfied  
The land divider shall prepare an Environmental Constraints Sheet

050 - Planning-EPD. 3                      0050-Planning-EPD-MAP - ECS REQUIREMENTS                      Not Satisfied  
The constrained areas will conform to the drainage channel.

050 - Planning-EPD. 4                      0050-Planning-EPD-MAP - RCS DEDICATION                      Not Satisfied  
LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species  
Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30,  
2017 shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted  
by that entity prior map recordation. Easements allowing for the management of fuel modification areas or detention  
basins shall not be accepted.

Survey

050 - Survey. 1                      Map - Easement                      Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map  
approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature  
of their interests, shown on the map.

050 - Survey. 2                      Map - Vacation/Abandonment                      Not Satisfied





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50. Prior To Map Recordation

Transportation

050 - Transportation. 4                      Map - Dedication (cont.)                      Not Satisfied

or as approved by the Director of Transportation.

050 - Transportation. 5                      Map - Improvement Plans                      Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

050 - Transportation. 6                      Map - Intersection/50' Tangent                      Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 7                      Map - Landscaping                      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Koon Street and Agave Drive (cash in lieu).

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 8                      Map - Lighting Plan                      Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461.

For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 9                      Map - Part-Width Improvements                      Not Satisfied

Koon Street improvements may require a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as a bridge and will be required to undergo the Bridge Type Selection Process.

Koon Street along project boundary shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to curb within the 10' parkway.

The project proponent has the option of paying a cash in lieu (CIL) of 25% for the section of improvements on Koon Street between the westerly project boundary and the westerly property line of parcel 68 (approximately 387'). This CIL shall be directed to the project proponent of TR36722 for the full-width construction of Koon Street.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9                      Map - Part-Width Improvements (cont.)                      Not Satisfied  
or as approved the Director of Transportation.

050 - Transportation. 10                      Map - Signing & Striping Plan                      Not Satisfied

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

050 - Transportation. 11                      Map - Soils Report                      Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 12                      Map - Street Design/Improvement Concept                      Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36722. See Part-Width condition regarding potential cost sharing for the improvements on Koon Street.

050 - Transportation. 13                      Map - Street Name Sign                      Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 14                      Map - Utility Plan                      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles 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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      MAP - EASEMENTS/PERMISSION                      Not Satisfied

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. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      MAP - IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      MAP - IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1                      ADP Fee - Map                      Not Satisfied







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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD- 30 DAY BUOW SURVEY (cont.)                      Not Satisfied

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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2                      0060-Planning-EPD- BIOLOGICAL MONITOR                      Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 3                      0060-Planning-EPD- LIGHTING PLAN                      Not Satisfied

The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. The lighting plan must conform to section 6.1.4 of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

060 - Planning-EPD. 4                      0060-Planning-EPD- MBTA NESTING BIRD SURVEY                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

060 - Planning-EPD. 5                      0060-Planning-EPD-FENCING PLAN                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5                      0060-Planning-EPD-FENCING PLAN (cont.)                      Not Satisfied

Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6                      0060-Planning-EPD-RCA DEDICATION                      Not Satisfied

LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017, shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Transportation

060 - Transportation. 1                      Map - Submit Grading Plan                      Not Satisfied

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

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

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

The standard plan check turnaround time is 10 working day.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      MAP - ROUGH GRADE APPROVAL                      Not Satisfied

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

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

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

080 - BS-Grade. 2                      MAP- NO BUILDING PERMIT W/O GRADING PERMIT                      Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      MAP- NO BUILDING PERMIT W/O GRADING PERMIT (cont.)                      Not Satisfied  
construct from the Building and Safety Department.

Fire

080 - Fire. 1                              080 - Fire - Map-#50C-Tract Water Verification                              Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

080 - Fire. 2                              080- Fire - Map-Residential Fire Sprinkler                              Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard. West County- Riverside Office 951-955-4777

080 - Fire. 3                              Prior to permit                              Not Satisfied

The Riverside County Fire Department has reviewed the Tentative Tract Map and plans will require further discussion, with the following conditions. Final conditions will be addressed when final site and building plans are reviewed:

1. The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

2. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Secondary access to the residential parcels will also be required to be identified on the map.

3. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1                              ADP Fee - Map                              Not Satisfied

TR 36687R1 is located within the boundaries of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

080 - Flood. 2                              Submit Final WQMP                              Not Satisfied

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

080 - Flood. 3                              Submit Plans                              Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the 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.

Planning







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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      Map - ANNEX L&LMD/OTHER DIST (cont.)                      Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

Waste Resources

080 - Waste Resources. 1                      MAP - Waste Recycling Plan                      Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      MAP - PRECISE GRADE APPROVAL                      Not Satisfied

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

- 1. Requesting and obtaining approval of all required grading inspections.
  - 2. Submitting a "Wet Signed" copy of the 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.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

090 - Flood. 1                      BMP - Education                      Not Satisfied

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

Plan: TR36687R1

Parcel: 476010036

90. Prior to Building Final Inspection

Flood

090 - Flood. 2 Facility Completion - Map Not Satisfied

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 Implement WQMP - Map Not Satisfied

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 total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 090 - Planning - Map - Block Wall Anti-Graffiti Not Satisfied

All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 090 - Planning - Map - Concrete Driveways Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 090 - Planning - Map - Roll-Up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 090 - Planning - Map- Fencing Compliance Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 5 090 - Planning Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes Riverside County PLUS first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

090 - Planning. 6 090- Planning - Quimby Fees Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from the Valley-Wide Recreation and Park District and County of Riverside Economic Development Agency (EDA) for CSA No. 103.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-MAP - FENCE INSTALL Not Satisfied

Prior to final inspection, the fencing described in the approved fencing plan shall be installed for TR36687 and shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County

Plan: TR36687R1

Parcel: 476010036

90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-MAP - FENCE INSTALL (cont.)                      Not Satisfied

Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1                      Map - 80% Completion                      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2                      Map - Landscaping                      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Koon Street and Agave Drive.

090 - Transportation. 3                      Map - R & B B D                      Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

090 - Transportation. 4                      Map - Streetlights Install                      Not Satisfied

Plan: TR36687R1

Parcel: 476010036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4                      Map - Streetlights Install (cont.)                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

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

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

090 - Transportation. 5                      Map - Utility Install                      Not Satisfied

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

090 - Transportation. 6                      Map - WRCOG TUMF                      Not Satisfied

Prior to the issuance of an occupancy 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. 824.

Waste Resources

090 - Waste Resources. 1                      MAP - Waste Reporting Form and Receipts                      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: June 7, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Board of Supervisors - Supervisor: Jeff Stone  
Planning Commissioner: Ruthanne Taylor  
Berger

**TENTATIVE TRACT MAP NO. 36687R1**– EA42955 – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Open Space: Conservation (OS:C) – Location: Northerly of Safflower Street, Southerly of Koon Street, Easterly of Winchester Road and Westerly of Woodshire Drive – 20.3 Acres - Zoning: Specific Plan (SP No. 286 Winchester 1800) - **REQUEST: Tentative Tract Map No. 36887R1** proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 70 residential lots and 10 open space lots - Schedule A – APNs: 476-010-036 – Concurrent Cases: N/A - Related Cases: TR36887 **BBID: UPROJ CASE: TR36687R1**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 3, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*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.*



**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner, at (951) 955-6646 or e-mail at [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

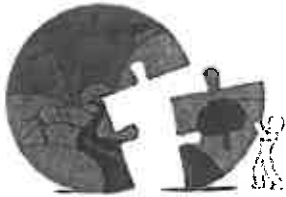
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |
|---|---|
| <input type="checkbox"/> TENTATIVE TRACT MAP    | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP            |

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. TR36687

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Highpointe Communities

Contact Person: Steve Ludwig      E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 2 Venture, Suite 350

Irvine      Street CA      92618

City      State      ZIP

Daytime Phone No: (949 ) 472-0800 Ext. 110      Fax No: (949 ) 472-0198

Engineer/Representative Name: Hunsaker & Associates Irvine, Inc.

Contact Person: Martin Parker      E-Mail: mparker@hunsaker.com

Mailing Address: 3 Hughes

Irvine      Street CA      92618

City      State      ZIP

Daytime Phone No: (949 ) 583-1010      Fax No: (949 ) 472-0198

Property Owner Name: Highpointe Wash. St., LLC

Contact Person: Steve Ludwig      E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 2 Venture, Suite 350

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Irvine \_\_\_\_\_ Street CA 92618  
City State ZIP

Daytime Phone No: (949 ) 472-0800 Fax No: (949 ) 472-0198

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

STEVE LUDWIG SUP OF HIGHPOINTE COMM AS MANAGING PARTNER \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
OF HIGHPOINTE WASH. ST., LLC \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 476-010-036-01

Approximate Gross Acreage: 20.3

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Safflower St., South of Koon St., East of Winchester Rd., West of Woodshire Dr.

**SUBDIVISION PROPOSAL:**

Map Schedule: "A" Minimum Developable Lot Size: 5,000 S.F.  
Number of existing lots: 1 Number of proposed developable lots: 70  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No  (1 Park lot)  
Number of proposed non-developable lots (excluding streets): 10 Subdivision Density: 3.3 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). TR36687, SP0028653, C207829, CFG06069  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42686 EIR 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 signed copy(ies): Refer to EIR No. 00374

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Highpointe Communities

Address: 2 Venture, Suite 350, Irvine, CA 92618

Phone number: (949) 472-0800

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 476-010-036-01

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Highpointe Communities hereafter "Applicant" and Highpointe Wash. St., LLC "Property Owner".

Description of application/permit use:

Revised Tentative Tract Map 36687 to subdivide 20.3 acres into <sup>68</sup> residential lots and <sup>14</sup> open space lots.

Schedule "A" Subdivision. Avoiding jurisdictional delimitation.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 476-010-036-01

Property Location or Address:  
Southwest of Koon Street and Washington Street

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Highpointe Wash. St., LLC Phone No.: (949) 472-0800 Ext 110

Firm Name: Highpointe Communities Email: steve.ludwig@highpointeinc.com

Address: 2 Venture, Suite 350  
Irvine, Ca 92618

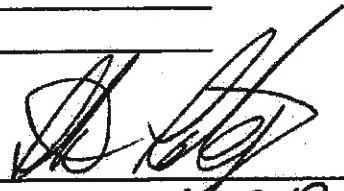
**3. APPLICANT INFORMATION:**

Applicant Name: Steve Ludwig Phone No.: (949) 472-0800 Ext 110

Firm Name: Highpointe Communities Email: steve.ludwig@highpointeinc.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 8-31-16  
Print Name and Title: STEVE LUDWIG, SVP HIGHPOINTE COMMUNITIES

Signature of Property Owner:  Date: 8-31-16  
Print Name and Title: STEVE LUDWIG, SVP HIGHPOINTE COMM. AS MANAGING FACTOR OF HIGHPOINTE WASH. ST., LLC

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____
Application Date:	_____

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Highpointe Wash. St., LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 476-010-036 (“PROPERTY”); and,

**WHEREAS**, on April 18, 2014, PROPERTY OWNER filed an application for Specific Plan No. 286S3, Change of Zone No. 7829 and Tract Map No. 36687 (“PROJECT”); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

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

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

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

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

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

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

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

PROPERTY OWNER:  
Highpointe Wash. St., LLC  
20 Enterprise, Suite 320  
Aliso Viejo, CA 92656

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

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

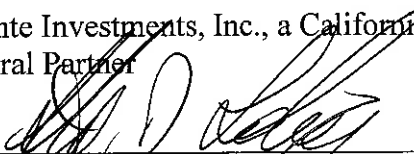
By:   
Steven Weiss  
Riverside County Planning Director

Dated: 9/10/15

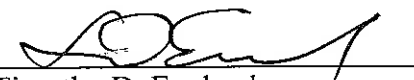
**PROPERTY OWNER:**  
Highpointe Wash. St., LLC, a California Limited Liability Company

By: Highpointe W St., LP, a California Limited Partnership  
Its Managing Member

By: Highpointe Investments, Inc., a California Corporation  
Its General Partner

By:   
Steve D. Ludwig  
Executive Vice President

Dated: \_\_\_\_\_

By:   
Timothy D. England  
Senior Vice President and Secretary

Dated: 8/27/15





## NOTICE OF PUBLIC HEARING

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:

**TENTATIVE TRACT MAP NO. 36687R1 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – Applicant: Highpointe Communities, Steve Ludwig – Engineer/Representative: Hunsaker & Associates – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP#286 Winchester 1800) – **REQUEST: Tentative Tract Map No. 36687R1** a Scheduled “A” subdivision proposes to revise approved Tract Map No. 36887 and subdivide 20.3 acres into 69 residential lots and 14 open space lots.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 15, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 08, 2018,

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

APN (s) or case numbers TR36687R1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

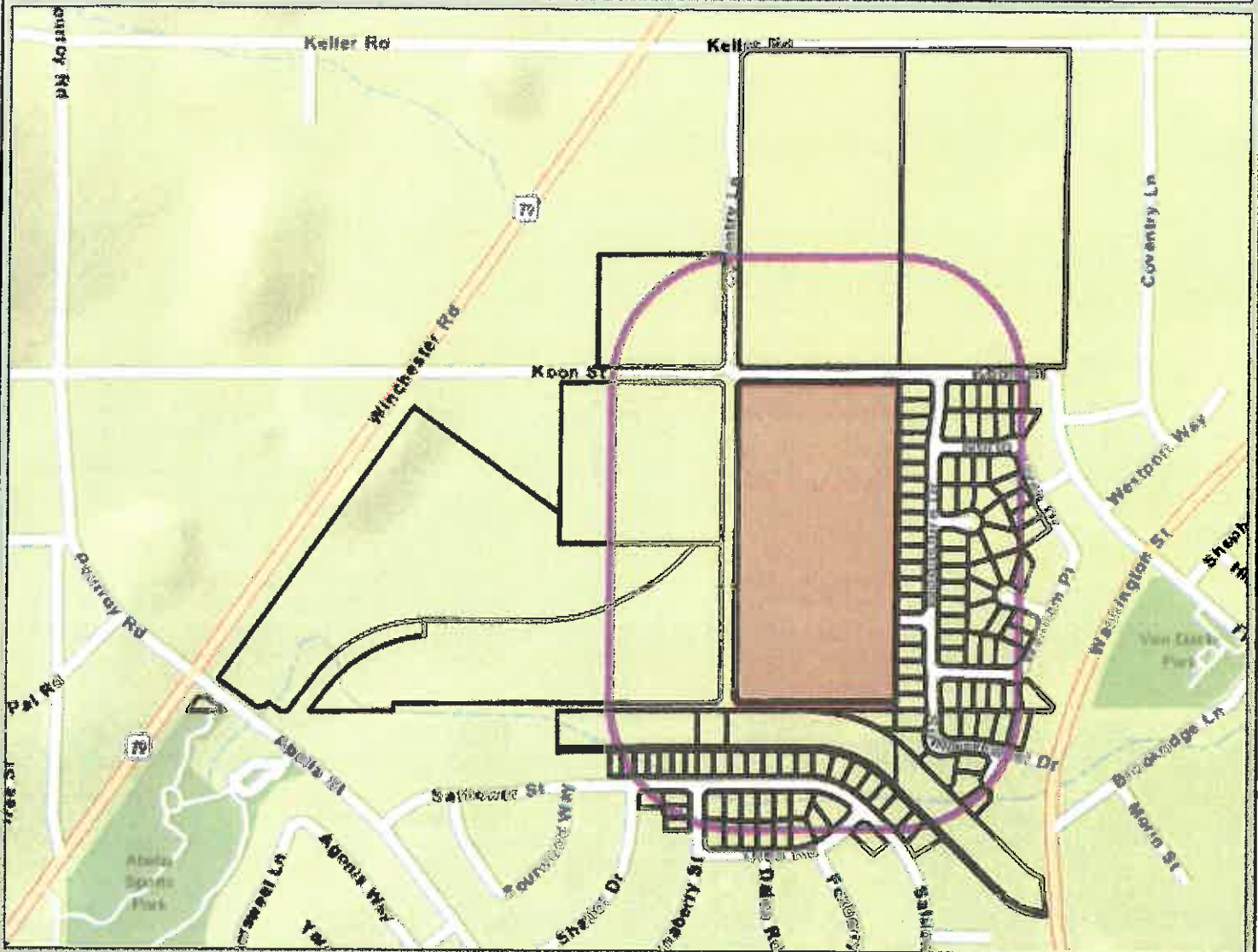
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

TR36687R1 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 6/8/2018 3:48:47 PM

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476010027  
FRENCH VALLEY ACRES  
2900 ADAMS ST STE C25  
RIVERSIDE CA 92504

476330001  
DUSTIN RUTLEDGE  
32661 KOON ST  
WINCHESTER CA. 92596

476330002  
YING KUANG  
RAYMOND CHU  
32442 ROCKY BAR DR  
TEMECULA CA 92592

476330009  
MARSHALL CARR  
34274 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323037  
ADLAI ALI EVANS  
ALCINA MARIA EVANS  
34454 WOODSHIRE DR  
WINCHESTER CA. 92596

476323004  
BELLA JAZS HOLDINGS  
8880 RIO SAN DIEGO DR 800  
SAN DIEGO CA 92108

476323035  
HANI GOBRAN  
34430 WOODSHIRE DR  
WINCHESTER CA. 92596

476323007  
ABBAS ABU TABIKH  
NAFISA REZAYEE  
973 RIVER OAKS LN  
FALLBROOK CA 92028

476323032  
PHOM PHOMMASA  
PHONESAVANH PHOMMASA  
PHONETHIP PHOMMASA

476323009  
SAMUEL B DORBANDT  
32706 NEWHAM CT  
WINCHESTER CA. 92596

34394 WOODSHIRE DR  
WINCHESTER CA. 92596

476323018  
STEPHANIE NEWKIRK  
PSC 556 BOX 387  
APO AP 96386

476323019  
DUANE D WHITE  
TRACY L WHITE  
34309 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323010  
ROMIE CAPELL  
32718 NEWHAM CT  
WINCHESTER CA. 92596

476323011  
JOE SMITH  
KEITIA D SMITH  
32730 NEWHAM CT  
WINCHESTER CA 92596

476322019  
MARVIN TAN  
JANE TAN  
34498 WALTHAM PL  
WINCHESTER CA. 92596

476322017  
TERRI ANDREWS  
CHARLES H ANDREWS  
34482 WALTHAM PL  
WINCHESTER CA. 92596

476322015  
RENEE DIAZ  
34466 WALTHAM PL  
WINCHESTER CA. 92596

476010050  
VASILIOS RIGAS  
EVANTHIA RIGAS  
DIALINPET RIGAS PARTNERSHIP

30 POINT LOMA DR  
CORONA DEL MAR CA 92625

476010028  
FRENCH VALLEY ACRES  
2900 ADAMS ST STE C25  
RIVERSIDE CA 92504

476323024  
MICHAEL J MAHER  
32658 DOWLING CT  
WINCHESTER CA. 92596

476323020  
MICHAEL W HOOPER  
SARAH J HOOPER  
34277 NORTHHAVEN DR  
WINCHESTER CA. 92596

476080031  
ROY REIMER  
JAN REIMER  
WENDY A PODELL

841 GLENDALE AVE  
ORANGE CA 92865

476060012  
RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE CA 92501

476060006  
SCOTT ANDREW ROSS  
RANTA RANI ROSS  
40431 CALLE LAMPARA  
MURRIETA CA 92562

476330003  
WILLIAM WAYNE HESS  
SARA ELIZABETH M HESS  
32685 KOON ST  
WINCHESTER CA. 92596

476070009  
GARY J SOWA  
LAURA SOWA  
32612 SAFFLOWER ST  
WINCHESTER CA. 92596

476070006  
EVERETT E GATZKE  
NANCY O GATZKE  
32582 SAFFLOWER ST  
WINCHESTER CA. 92596

476070004  
MATTHEW HEFFERNAN  
JENNIFER HEFFERNAN  
32562 SAFFLOWER ST  
WINCHESTER CA. 92596



476060005  
MARTHA ARELLANO  
1161 OBELISCOS ST  
CALEXICO CA 92231

476330007  
DEBORAH A SEYMOUR  
34258 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323001  
ALLEN M HAYES  
34485 WALTHAM PL  
WINCHESTER CA. 92596

476323036  
MARK S HORGAN  
34442 WOODSHIRE DR  
WINCHESTER CA. 92596

476323033  
RONALDO G PENAFLOR  
CHRISTINE N PENAFLOR  
CHRISTIANNE N PENAFLOR  
  
1160 VANTAGE PL  
FALLBROOK CA 92028

476323005  
CHRISTOPHER EDWIN OCONNELL  
NICOLA CONTI OCONNELL  
PO BOX 36540  
LOS ANGELES CA 90036

476323016  
JAIMIE SANCHEZ TOVAR  
ZAYRA TOVAR  
34333 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323022  
JOSE L MARTINEZ  
ALMA L MARTINEZ  
34261 NORTHHAVEN DR  
WINCHESTER CA. 92596

476083003  
STEPHEN HOOPER  
MARILYN HOOPER  
32710 SUMMERSWEET DR  
WINCHESTER CA. 92596

476322016  
MAURICE R MOORE  
INDASAH ROHAYATI MOORE  
34474 WALTHAM PL  
WINCHESTER CA. 92596

476083005  
ERNESTO ZETINO  
JOSINETE OLIVEIRA ZETINO  
32730 SUMMERSWEET DR  
WINCHESTER CA. 92596

476080028  
SHAWN SCOTT HAMBRIGHT  
DIANA M HAMBRIGHT  
32683 SUMMERSWEET DR  
WINCHESTER CA. 92596

476070007  
PAVEL MOHR  
MARIA GRIFFITH  
32592 SAFFLOWER ST  
WINCHESTER CA. 92596

476060008  
KIFAH SAMARA  
JANETTE SALEH  
11235 AVD DE LOS LOBOS D  
SAN DIEGO CA 92127

476330005  
JAMES ANDERSON  
ERNESTINE ANDERSON  
32709 KOON ST  
WINCHESTER CA. 92596

476323031  
DIONISIO E DELEON  
CRESILDA DAUZ DELEON  
2271 BINDAY WAY  
SAN DIEGO CA 92154

476323028  
WARREN LOC  
SUSIE VIDES LOC  
32687 DOWLING CT  
WINCHESTER CA. 92596

476323017  
JONATHAN P GILLESPIE  
430 SIPPLE ST  
OCEANSIDE CA 92058

476080025  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476330004  
TREVOR W SERFLING  
32697 KOON ST  
WINCHESTER CA. 92596

476330011  
KENNETH ANTOINE TAYLOR  
ADELA TAYLOR  
34290 NORTHAVEN DR  
WINCHESTER CA. 92596

476323034  
NICOLE J BURGER  
34418 WOODSHIRE DR  
WINCHESTER CA. 92596

476323008  
BENJAMIN ROJAS  
32711 NEWHAM CT  
WINCHESTER CA. 92596

476320002  
ANTOLIN A PENAFLOR  
LETICIA PENAFLOR  
34471 WOODSHIRE DR  
WINCHESTER CA. 92596

476323026  
ROBERT A HOLLIMON  
DIMIETRI ROSE HOLLIMON  
32682 DOWLING CT  
WINCHESTER CA. 92596

476323023  
JULIEANNE DECROCE  
34253 NORTHAVEN DR  
WINCHESTER CA. 92596

476080003  
BENNIE LEWIS  
GWEN LEWIS  
32662 SAFFLOWER ST  
WINCHESTER CA. 92596

476060009  
BELAL H SAMARA  
32472 SAFFLOWER ST  
WINCHESTER CA. 92596

476330010  
TIMOTHY D BAGBY  
KIMBERLY A BAGBY  
34282 NORTHAVEN DR  
WINCHESTER CA 92596

476323002  
JEFFREY SCOTT WILLIAMS  
ALISON ANNE HEIDMAN  
34477 WALTHAM PL  
WINCHESTER CA. 92596

476323029  
BOBBY J TAYLOR  
SAHO HATSUKADE  
32672 DOWLING CR  
WINCHESTER CA 92596

476323027  
MARIO A AGUERO  
AMETHYST M AGUERO  
11233 SUNFLOWER LN  
CORONA CA 92883

476323025  
MARINA JOELE RABINEK  
32670 DOWLING CT  
WINCHESTER CA 92596

476010036  
HIGHPOINTE WASH ST  
2 VENTURE STE 350  
IRVINE CA 92618

476320005  
AIDAS R STROPUS  
CHENEY J STROPUS  
34435 WOODSHIRE DR  
WINCHESTER CA. 92596

476320003  
CARLOS YUMOL MABALOT  
PERLITA ORDONIO MABALOT  
34459 WOODSHIRE DR  
WINCHESTER CA. 92596

476083002  
MIKE BOYADJIAN  
32700 SUMMERSWEET DR  
WINCHESTER CA. 92596

476070008  
DAVID HOEY  
ERIN HOEY  
32602 SAFFLOWER ST  
WINCHESTER CA. 92596

476320004  
ROGELIO RODRIGUEZ  
ROSARIO C RODRIGUEZ  
34447 WOODSHIRE DR  
WINCHESTER CA. 92596

476320001  
TIMOTHY E NEWTON  
34483 WOODSHIRE DR  
WINCHESTER CA. 92596

476322014  
KEVIN M THEMM  
MANDY L THEMM  
34458 WALTHAM PL  
WINCHESTER CA. 92596

476080002  
DAVID J HORNER  
CARRIE ANN HORNER  
32652 SAFFLOWER ST  
WINCHESTER CA. 92596

476070005  
RENA K EASON  
32572 SAFFLOWER ST  
WINCHESTER CA. 92596

476060010  
JASON R MARSHALL  
JOETHEL B MARSHALL  
32482 SAFFLOWER ST  
WINCHESTER CA. 92596

476321009  
FRANK STONE  
TYHISHA Y BARTON  
34315 WOODSHIRE DR  
WINCHESTER CA. 92596

476080001  
TRACY D EVANS  
32632 SAFFLOWER ST  
WINCHESTER CA. 92596

476070010  
GINA M FIGUEROA  
32622 SAFFLOWER ST  
WINCHESTER CA. 92596

476070011  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476321013  
FELIX RAMIREZ  
DANICA RAMIREZ  
UNIT 64911 BOX 17  
APO AI 9839

476060016  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476321007  
MEL ANTHONY CABIAS  
MARY LOUISE CABIAS  
34339 WOODSHIRE DR  
WINCHESTER CA. 92596

476321012  
JOHN V CROWE  
34267 WOODSHIRE DR  
WINCHESTER CA. 92596

476321011  
SABA A SABA  
SHIRLEY L SABA  
41309 AVENIDA BIONA  
TEMECULA CA 92591

476321008  
HECTOR F GARCIA  
CASSANDRA A GARCIA  
34327 WOODSHIRE DR  
WINCHESTER CA. 92596

476060015  
VU HOANG PHAN  
32522 SAFFLOWER ST  
WINCHESTER CA. 92596

476321014  
SIENNA II AVANTE II MAINTENANCE CORP  
C/O C/O BARBARA KOENIG  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92504

476321010  
SABA A SABA  
SHIRLEY L SABA  
41309 AVENIDA BIONA  
TEMECULA CA 92591

476321006  
BRIAN T DEROUIN  
LEANA E DEROUIN  
34351 WOODSHIRE DR  
WINCHESTER CA. 92596

476080026  
BRIAN WAKELING  
LIEZL WAKELING  
32663 SUMMERSWEET DR  
WINCHESTER CA. 92596

476060011  
FREDERICK RENZONI  
JULIE A RENZONI  
32544 OLEA RD  
WINCHESTER CA 92596

476321004  
ZACHARY J WORKMAN  
ASHLEY WORKMAN  
34375 WOODSHIRE DR  
WINCHESTER CA. 92596

476070013  
BRIAN WAKELING  
LIEZL WAKELING  
32663 SUMMERSWEET DR  
WINCHESTER CA 92596

476321003  
JESSICA BETH OWTHWAITE  
ROBERT DAVID OWTHWAITE  
34387 WOODSHIRE DR  
WINCHESTER CA. 92596

476321001  
MILTON III BASKETT  
LA FORNE AIYANA HOPE  
34411 WOODSHIRE DR  
WINCHESTER CA. 92596

476070012  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476060014  
SILVINA CALVO  
JOSE CALVO  
842 N ORANGE AVE  
FALLBROOK CA 92028

476330008  
MICHAEL MATTHEW BELIE  
34266 NORTHHAVEN DR  
WINCHESTER CA. 92596

476323003  
TALIA NICOLE WILKINS  
TASHAUN LAVELLE KING  
34445 WALTHAM PL  
WINCHESTER CA. 92596

476323006  
KEVIN A HEWITT  
32735 NEWHAM CT  
WINCHESTER CA. 92596

476323030  
BRUCE V HURT  
SHELLY M HURT  
34370 WOODSHIRE DR  
WINCHESTER CA. 92596

476323021  
MICHAEL D VALDEZ  
DEBORAH K VALDEZ  
34269 NORTHAVEN DR  
WINCHESTER CA. 92596

476322018  
BRIAN ROBSON  
LINDA ROBSON  
34490 WALTHAM PL  
WINCHESTER CA. 92596

476083001  
FLORANTE S YUSON  
JACKIELYNNE D YUSON  
32690 SUMMERSWEET DR  
WINCHESTER CA. 92596

476083004  
JUAN ANTONIO GOMEZ PUNZALAN  
SUSAN QUINIO PUNZALAN  
32720 SUMMERSWEET DR  
WINCHESTER CA. 92596

476080024  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476080029  
RUBEN S ABAYON  
IMELDA P ABAYON  
2454 GOLFCREST LOOP  
CHULA VISTA CA 91915

476060017  
RIVERSIDE CO FLOOD CONT & WATER CONV  
1995 MARKET ST  
RIVERSIDE CA 92501

476080030  
KATARINA TASEVSKI  
RAJA TASESKI  
34535 ARBONIA CT  
WINCHESTER CA. 92596

476060013  
RIVERSIDE CO FLOOD CONT & WATER DIST  
1995 MARKET ST  
RIVERSIDE CA 92501

476075004  
ANGEL L SANTIAGO  
MONICA SANTIAGO  
32535 SAFFLOWER ST  
WINCHESTER CA. 92596

476075007  
ERIC HENRY  
JOSLYN HENRY  
32565 SAFFLOWER ST  
WINCHESTER CA. 92596

476075003  
REBECCA ALICIA PRINGLE  
32525 SAFFLOWER ST  
WINCHESTER CA. 92596

476075005  
SAUL PAREDES  
YAJAIRA PAREDES  
32545 SAFFLOWER ST  
WINCHESTER CA. 92596

476075006  
CHRISTINE L EAGLETON  
KEVIN EAGLETON  
LESLIE R SOLLEE

32604 OLEA RD  
WINCHESTER CA. 92596



476075006  
DANIEL J CARRERAS  
32555 SAFFLOWER ST  
WINCHESTER CA. 92596

476075010  
JACLYN D MONDRAGON  
32564 OLEA RD  
WINCHESTER CA. 92596

476010024  
MUI A LAM  
32333 KOON ST  
WINCHESTER CA 92596

476070003  
CHARLES E GODDARD  
DELHIA MABUSA  
32552 SAFFLOWER ST  
WINCHESTER CA. 92596

476070002  
WILLIE OLIVER  
LASHAWN OLIVER  
32542 SAFFLOWER ST  
WINCHESTER CA. 92596

476060007  
REGGIE JHONS  
BARBARA JHONS  
32452 SAFFLOWER ST  
WINCHESTER CA. 92596

476080027  
GLENN A MORRIS  
KRISTEN L MORRIS  
32673 SUMMERSWEET DR  
WINCHESTER CA. 92596

476070001  
ABEL M CARINO  
MARGARITA L CARINO  
32532 SAFFLOWER ST  
WINCHESTER CA. 92596

476075011  
PATRICK C CHIANG  
LILY W CHIANG  
32554 OLEA RD  
WINCHESTER CA. 92596

476075013  
GIUSEPPE GIANNOLA  
MARIA GIANNOLA  
DAVID MANNINO  
  
32534 OLEA RD  
WINCHESTER CA. 92596

476075009  
DAVID CRAWFORD  
JAN CRAWFORD  
32584 OLEA RD  
WINCHESTER CA. 92596

476075012  
FREDERICK RENZONI  
JULIE A RENZONI  
32544 OLEA RD  
WINCHESTER CA. 92596

476075014  
BENJAMIN MATTA  
32524 OLEA RD  
WINCHESTER CA. 92596

476321005  
JOSEPH IV PETITO  
LETICIA PETITO  
34363 WOODSHIRE DR  
WINCHESTER CA. 92596

476321002  
ELIZABETH BERARD ROJAS  
34399 WOODSHIRE DR  
WINCHESTER CA. 92596

476061036  
ALEJANDRO GAMBOA  
34558 SHALLOT DR  
WINCHESTER CA. 92596

476075002  
JOSEPH S HATCH  
JEANNA M HATCH  
2349 APACHE DR  
BISHOP CA 93514

476061002  
CARMELITTA PRESTON  
34603 CHINABERRY DR  
WINCHESTER CA. 92596

476061003  
SHAUN JONES  
LISA JONES  
30939 SAMANTHA LN  
TEMECULA CA 92592

476061001  
MARY DARLENE WELLS  
34595 CHINABERRY DR  
WINCHESTER CA. 92596

476075001  
TAH MS BORROWER  
C/O C/O TRICON AMERICAN HOMES LLC  
1508 BROOKHOLLOW DR  
SANTA ANA CA 92705

476074011  
TAVIN ARMSTRONG  
BRENDA ARMSTRONG  
29796 CIRCUNUS  
MURRIETA CA 92563

476010073  
RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

476010072  
RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

Highpointe Washington St., LLC  
c/o Steve Ludwig  
2 Venture, Suite 350  
Irvine, CA 92618

Highpointe Washington St., LLC  
c/o Steve Ludwig  
2 Venture, Suite 350  
Irvine, CA 92618

Hunsaker & Associates  
c/o Martin Parker  
3 Hughes  
Irvine, CA 92618

Hunsaker & Associates  
c/o Martin Parker  
3 Hughes  
Irvine, CA 92618

Eastern Municipal Water District  
c/o Maroun El-Hage, M.S., P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

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c/o Maroun El-Hage, M.S., P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

So. California Edison  
c/o Jeremy Beard  
2 Innovation Way  
Pomona, CA 91768

So. California Edison  
c/o Jeremy Beard  
2 Innovation Way  
Pomona, CA 91768

City of Temecula  
c/o Luke Watson, Community  
Develop. Director  
41000 Main Street  
Temecula, CA 92590

City of Temecula  
c/o Luke Watson, Community  
Develop. Director  
41000 Main Street  
Temecula, CA 92590

Temecula Valley Unified School  
District  
31350 Rancho Vista Road  
Temecula, CA 92592

Temecula Valley Unified School  
District  
31350 Rancho Vista Road  
Temecula, CA 92592

Cultural Resources Committee  
Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Cultural Resources Committee  
Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
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San Jacinto, Ca 92581

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
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Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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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

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\*\*\*\*\*

Received from: HIGHPOINTE WASH ST . \$50.00  
paid by: CK 128  
paid towards: CFG06326 CALIF FISH & GAME: DOC FEE  
EA42955  
at parcel #: 34491 WASHINGTON AVE WINC  
appl type: CFG3

By \_\_\_\_\_ Oct 11, 2016 12:46  
MGARDNER posting date Oct 11, 2016

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

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

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