



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

DECEMBER 19, 2018

*Planning
Commissioners
2018*

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th 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. 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 PLOT PLAN NO. 25473 – RECEIVE & FILE – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton – Fifth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista – .25 Acres – Zoning: Mixed Use (MU) – **REQUEST:** The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 sq. ft. lease area surrounded by a six (6) foot high decorative block wall enclosure (project). Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36430 – Applicant: Strata Mountain Gate, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: North of Chambers Ave, East of Briggs Rd, South of McLaughlin Rd, West of Emperor Rd – 180 Acres – Zoning: Specific Plan (SP 260) – Approved Project Description: Schedule "A" subdivision. The land division hereby permitted is to divide 180 acres into 340 residential lots, one (1) park, one (1) school site, and community trail – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at 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.

3.1 TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres – **REQUEST:** The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate

runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road. Continued from November 7, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.

- 4.1 CONDITIONAL USE PERMIT NO. 180006 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180034 – Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Putter’s Lane, southerly of State Route 74/Florida Avenue, easterly of Lake Street, and westerly of New Chicago Avenue – **REQUEST:** A Conditional Use Permit for the construction of a 24-hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to Type 20 License). The gasoline service station will have six (6) multiple product fuel dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.2 PLOT PLAN NO. 180019 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: Northerly of Pauba Road, southeasterly of Avenida Verde, and westerly of De Portola Road – 20.86 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 180019 proposes a Class V Winery “Project” in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and five (5) electrical vehicle parking spaces; winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 4.3 CONDITIONAL USE PERMIT NO. 2886 (REVISION NO. 2) and CHANGE OF ZONE NO. 7994 – California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301, 15061(b)3 and 15303 – Applicant: Pathfinder Ranch Inc. – Engineer/Representative: MSA Consulting Inc./Paul De Palatis – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS-R) – 28.82 Acres – Zoning Residential Agricultural (R-A-20) – Location: 35510 Pathfinder Road, Mountain Center, CA 92561, easterly of Pathfinder Road, and northerly of Devils Ladder Road – **REQUEST:** Revision No. 2 to CUP No. 2886 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager’s office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated Change of Zone No. 7994 will change the project site’s zoning classification from Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site’s General Plan Land Use designation – APN:568-150-014. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.4 GENERAL PLAN AMENDMENT NO. 1146, CHANGE OF ZONE NO. 7859, PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT NO. 3712, and VARIANCE NO. 180004 – Intent to Certify an Environmental Impact Report** – EIR00552 – Applicant: Speedway Development – Engineer: K&A Engineering, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road, northerly of Indian Truck Trail, and easterly of Interstate 15 – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: General Plan Amendment No. 1146** is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). **Change Of Zone No. 6915** is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005

from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Plot Plan No. 26290** is a proposal to develop six (6) buildings totaling approximately 52,291 sq. ft. for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712** is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 180004** is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

- 4.5 **CHANGE OF ZONE NO. 7934 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 – Applicant: Enterprises Swanco, LLC – Engineer/Representative: Best Best & Krieger – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan (General Plan): Agriculture: Agriculture (AG-AG) – Zoning: Rural Residential (R-R) – Location: Northerly of 8th Avenue, southerly of 28th Avenue, easterly of South Neighbours Boulevard, and westerly of Oxbow Road – 1,248.49 Acres – **REQUEST**: The Change of Zone proposes to change the existing zoning classification of approximately 1,248.49 acres (25 Assessor's Parcel Numbers) from Rural Residential (R-R) to Light Agriculture (A-1) to place these parcels in an agricultural preserve. APNs: 878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010, -024, -025, -026, -027; 878-210-002, -006, -012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007). Related Cases: AG No. 1063 - 1069. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

5.0 WORKSHOPS:

NONE

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
RECEIVE & FILE REPORT**


Agenda Item No.:

1.1

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	PP25473	Applicant(s):	Verizon Wireless
Area Plan:	Western Coachella Valley		
Zoning Area/District:	Pass and Desert District	Representative(s):	Randi Newton
Supervisory District:	Fifth District		
Project Planner:	Desiree Bowdan		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 square foot lease area surrounded by a 6 foot high decorative block wall enclosure (project). The Project will be located on the northwesterly corner of the vacant property and access to the facility will be provided via a 30 ft. wide access easement from Indian Palms Drive.

The project is located at the southeasterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

The project was presented at Director’s Hearing in the Desert office on November 19, 2018. There were no comments or public testimony in relation to the project. The project was approved by the Planning Director.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on December 19, 2018.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42649**, 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. 25473, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: November 19, 2018

PROPOSED PROJECT

Case Number(s):	PP25473	Applicant(s):	Verizon Wireless
EA No.:	42649		
Area Plan:	Western Coachella Valley	Representative(s):	Randi Newton
Zoning Area/District:	Pass and Desert District		
Supervisory District:	Fifth District		
Project Planner:	Desiree Bowdan		
Project APN(s):	664-260-013		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 square foot lease area surrounded by a 6 foot high decorative block wall enclosure (project). The Project will be located on the northwesterly corner of the vacant property and access to the facility will be provided via a 30 ft. wide access easement from Indian Palms Drive.

The project is located at the southeasterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42649, 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. 25473, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
	Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Mixed Use Area (CD:MUA)
East:	Mixed Use Area (CD:MUA)
South:	Mixed Use Area (CD:MUA)
West:	Mixed Use Area (CD:MUA)
Existing Zoning Classification(s):	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Mixed Use (MU)
South:	Mixed Use (MU)
West:	Mixed Use (MU)
Existing Use:	Vacant
Surrounding Uses	
North:	Widely scattered residential use
South:	Widely scattered residential use
East:	Widely scattered residential use
West:	Widely scattered residential use

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	.25	Article IX, Sec. 9.4.a
Total Proposed Number of Lots:	1	Article IX, Sec. 9.4.a

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wireless Facility	624	Minimum one (1) onsite parking space required for service vehicle	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Desert Hot Springs
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Low Potential

PROJECT LOCATION MAP

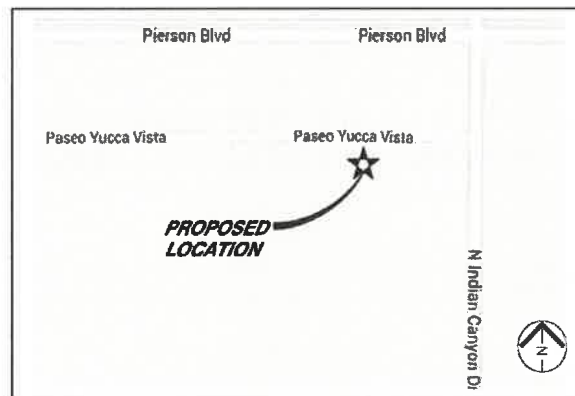


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

This project has been ongoing since 2013 due to lease agreement issues between Verizon and the property owner. Those issues were recently resolved.

Plot Plan No. 25473 was submitted to Riverside County on November 21, 2013.

General Plan Consistency

The project site is designated Development: Community Development: Mixed Use Area (CD:MUA) on the Western Coachella Valley Area Plan, which allows for development of local and regional servicing retail and service uses. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Mixed Use Area (CD:MUA) land use designation, have available public facilities and services such as roads, utilities, public safety and public facilities. The

proposed project will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby residential uses in the area, and will improve cell service for this rural area.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105 June 9, 2018.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made Pursuant to Section 18.30 of Ordinance No. 348:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA). Commercial, and residential development alike is encouraged in the Mixed Use Area. Thousand Palms neighborhoods adjacent to I-10, are located near existing or proposed I-10 freeway interchanges. These neighborhoods are generally vacant with large parcels that can accommodate Mixed-Use Area developments with local-servicing commercial uses, office centers, and tourist-accommodating uses. The project site as well as the surrounding properties is currently vacant. The area currently has little to no cellular service. The wireless communication facility will service the local residents in the area by providing cellular coverage.
2. The project site has a Zoning Classification of Mixed Use (MU) consistent with the Riverside County General Plan of Community Development: Mixed Use Area (CD: MUA).
3. The project site is located within the San Gorgonio Pass Wind Energy Policy Area.
4. The proposed project is consistent with Ordinance No. 348 (Land Use) and is allowed within the Mixed Use (MU), Zoning Classification, subject to Plot Plan approval.

Entitlement Findings:

1. The proposed project meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for concealed wireless communication facilities as set forth in Section 19.403, the processing requirements for all wireless communication facilities as set forth in Section based on the following:
2. Pursuant to Section 19.403.a of Ordinance No. 348 (Appropriate Location), a concealed wireless communication facilities may be located in any zoning classification.
3. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility. By proposing a 62 foot faux water tank with a 6 foot split-face decorative block wall, to assist in looking aesthetically pleasing to the surrounding area and not be recognizable as a communication facility. The faux water tank will have neutral earth tone colors and is consistent with Ordinance No. 348, Section 19.403.C.1.
4. The application has met the processing requirements set forth in Section 19.409 of Ordinance, including providing the County with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):
5. Pursuant to Ordinance No. 348, Section 19.403.C.2, supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The equipment cabinets will be placed on concrete pads and will be enclosed by a 6 foot decorative block wall. Therefore, it meets this requirement.

Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):

1. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status.
2. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because project will provide a 6 foot decorative block wall with a split-face. Therefore, this meets the screening requirement.
3. Concealed wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Mixed Use (MU) zone. Except

when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures in the MU zone shall be seventy-five feet (75') unless a greater height is approved pursuant to section 18.34 of Ordinance No. 348. In no event, shall a building or structure exceed one hundred feet (100') in height unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. The project proposes a sixty-two (62') foot tall faux water tank and does not abut any property zoned (R-1) (One-Family Dwellings), nor is the project located adjacent to a one family dwelling. Therefore, the height standard is met.

4. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts, and will not conflict with any local policies or ordinances protecting biological resources.
5. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. There is no landscaping located on the project site, or in the surrounding area, so any landscaping around the perimeter of the project site would not match the natural state of the surrounding area. Therefore, the design criteria for the cell tower proposes a faux water tank with earthen tones and a split face block wall with a decorative cap to ensure that it is still aesthetically pleasing.
6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the concealed wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the concealed wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the concealed wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (COA Planning-Noise Reduction). The nearest habitable dwelling is approximately 411 feet away.
8. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the concealed wireless communication facility is located near a County maintained road which provides an all-weather surface for access through a non-exclusive easement from the road right of way.
9. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the concealed wireless communication facility are proposed to be underground.

10. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the concealed wireless communication facility is not designed as a roof-mounted facility.
11. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the concealed wireless communication facility is not proposed on a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the faux water tank is sited to blend into the surrounding area by using earthen tones where the subject property is located and well below any ridgeline that could be viewed in any direction.
12. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the concealed wireless communication facility is located within the MU zone, which requires a setback of fifteen (15) feet from street side property lines. The project proposes a 30 foot setback from Indian Palms Drive.
13. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the concealed wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
14. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the concealed wireless communication facility's tower and equipment have been designed and painted to match the surrounding area in color and look with earth-tone colors.

Other Findings:

1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within the Desert Hot Springs Sphere Of Influence. This project was provided to Desert Hot Springs for review on December 5, 2013. No comments were received either in favor or opposition of the project.
3. 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.
4. In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 20, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 28, 2015, requesting that a specific set of Conditions of Approval be placed on the project. This request was granted and an email notification was sent on September 1, 2015, with consultation being concluded the same day. No other notifications were received.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"), therefore nothing further is required.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

Conclusion:

For the reasons discussed above, 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 / Desert Sun. Additionally, public hearing notices were mailed to property owners within 2,400 square feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 calendar days after the mailing of the Planning Director's decision.

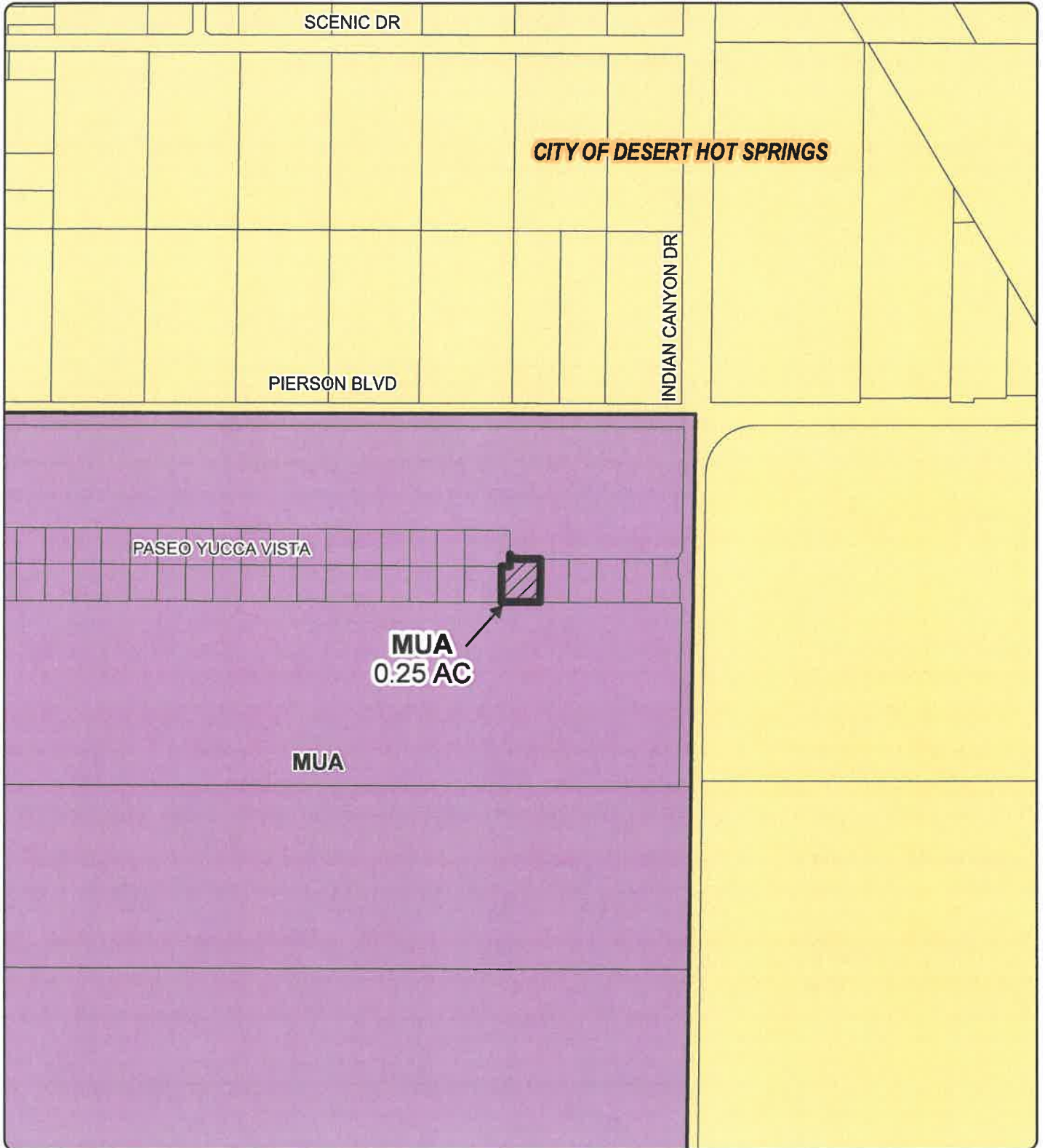
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25473

EXISTING GENERAL PLAN

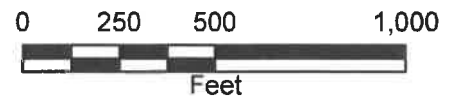
Supervisor: Ashley
District 5

Date Drawn: 08/07/2018
Exhibit 5



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 offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcctms.org>

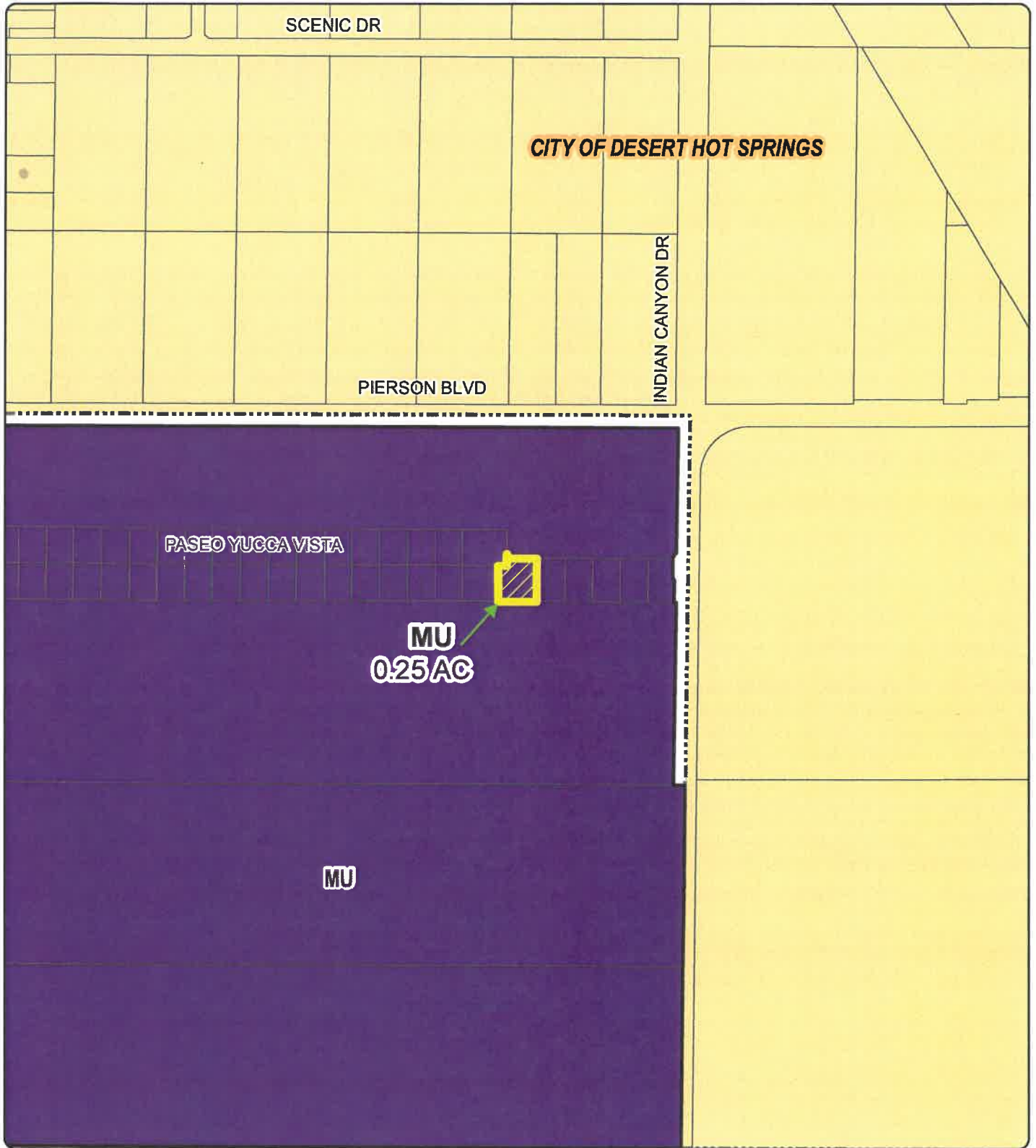
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25473

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 08/07/2018
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

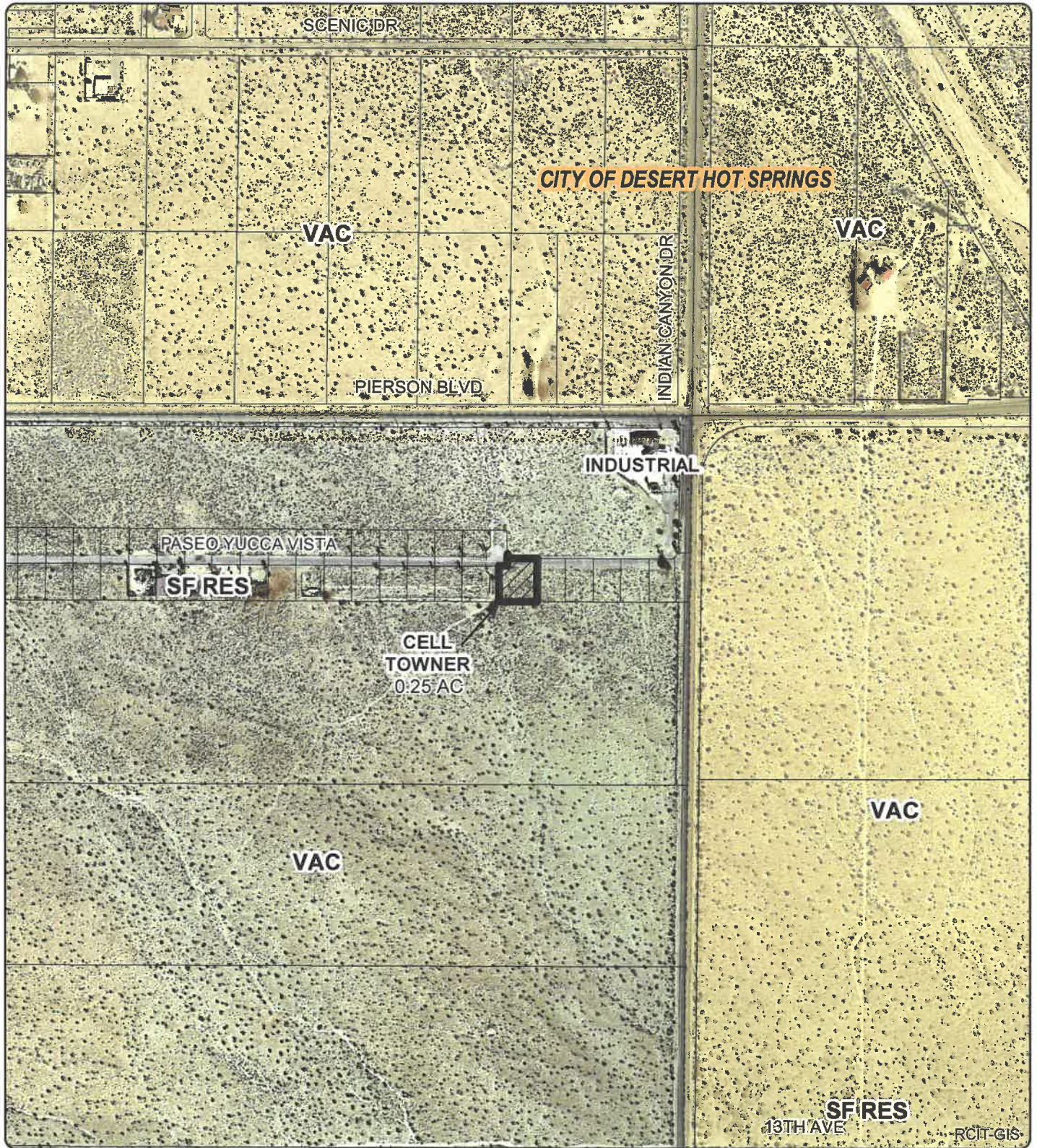
PP25473

LAND USE

Supervisor: Ashley
District 5

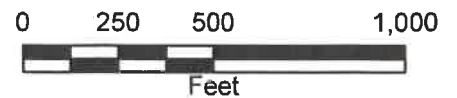
Date Drawn: 08/07/2018

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

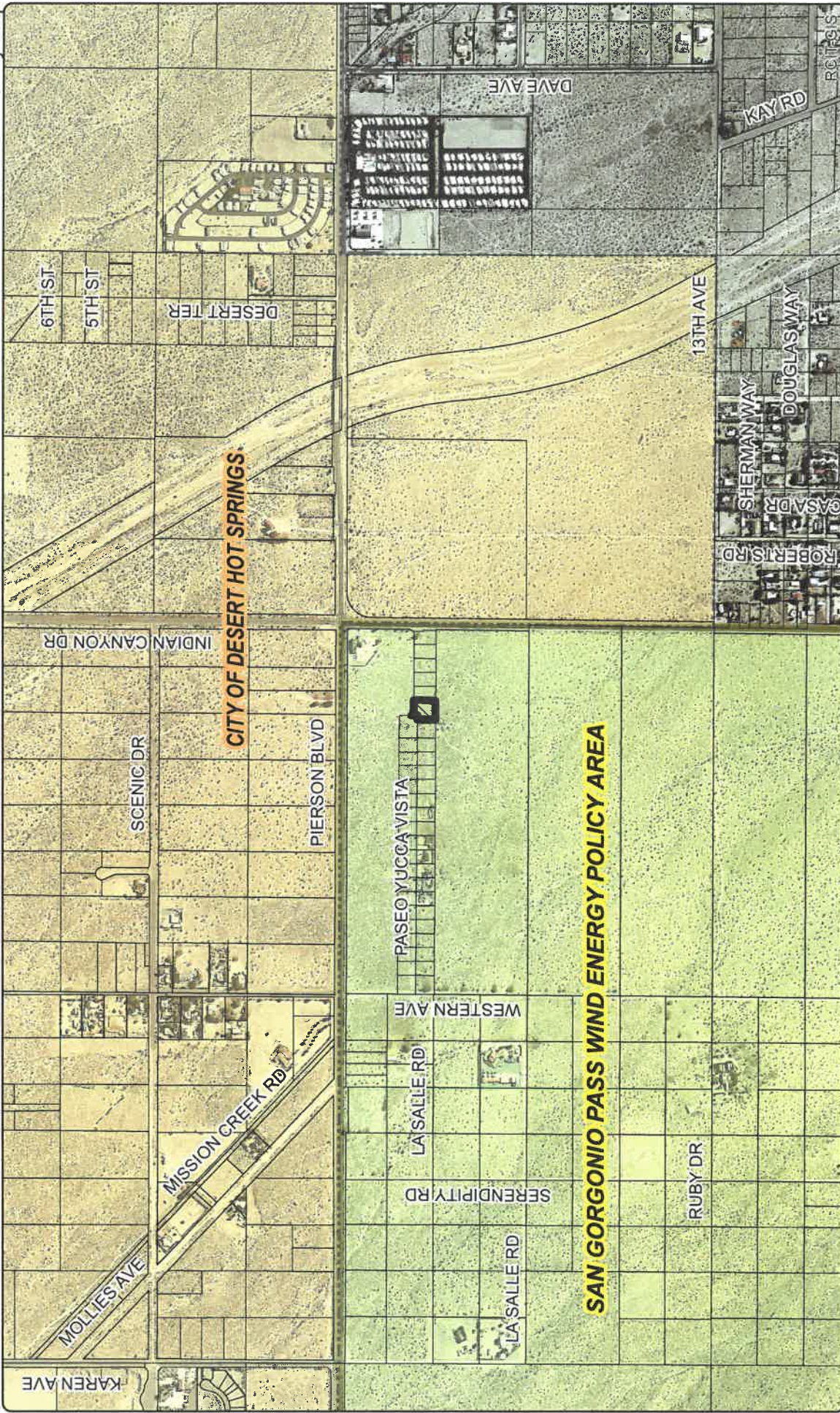


DISCLAIMER: On October 7, 2006, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25473
VICINITY/POLICY AREAS

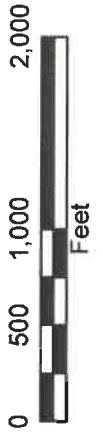
Supervisor: Ashley
 District 5

Date Drawn: 08/07/2018
 Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Planning and Zoning Ordinance. The Ordinance was adopted by the Board of Supervisors. The Ordinance is effective as of the date of its adoption. The Ordinance is subject to change without notice. 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)654-6777 (Eastern County) or Website: <http://www.planning.riverside.ca.us>

SPYGLASS 63875 PASEO YUCCA VISTA, DESERT HOT SPRINGS, CALIFORNIA 92240

VIEW 1



LOCATION



EXISTING



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS ANTENNAS ON AN NEW 62' ANTENNA STRUCTURE. PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 8' BLOCK WALL

SPECTRUM
405 E AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
TEL: (951) 455-4400
FAX: (951) 455-4400

verizon
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR IRVINE,
CALIFORNIA 92618

REV.	DATE	DESCRIPTION	BY
1	04/17/15	90% CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.O.
4	10/29/16	CLIENT REVISION	D.C.
5	02/09/18	BP REVISION	R.E.
6	04/02/18	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. ASPHART DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 TEL: (949) 438-8400
 FAX: (949) 438-8408

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 15505 SAND CANYON AVENUE, D1
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APR 02 2018
 8PYCLASS
 MTR-44 / BSC-15
 MCE
 63875 PASO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
SITE PLAN
 REVISION:
5
A1
 LAX-295

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTIONS LISTED IN TITLE REPORT ORDER NO. 06613489-904-02-827 DATED DECEMBER 1, 2017, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH AFFECT THE MARKET VALUE OF THE SUBJECT PROPERTY, ARE SHOWN IN THIS REPORT. ALL OTHER EXCEPTIONS AND DOCUMENTS WERE CONSIDERED FOR THIS SURVEY AND ARE LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

(1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS DELINEATED ON OR AS OFFERED FOR INDICATION ON THE SUBJECT PROPERTY, ARE SHOWN ON SAID MAP. AFFECTS: PUBLIC UTILITIES, INGRESS AND EGRESS. AFFECTS A PORTION OF THE SUBJECT PROPERTY.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER & GAS COMPANY, ARE SHOWN ON SAID MAP. AFFECTS: PUBLIC UTILITIES, INGRESS AND EGRESS. AFFECTS A PORTION OF THE SUBJECT PROPERTY, EASEMENT NOTS UNDISCLOSED AS GRANTED IN A DOCUMENT.

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(4) A OUTCLAIM DEED WHICH PURPORTS TO ELIMINATE PORTION OF SAID EASEMENT RECORDED JULY 9, 1970 AS INSTRUMENT NO. 70-88957 OF OFFICIAL RECORDS, AFFECTS THE ENTIRE SUBJECT PROPERTY.

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LEGEND

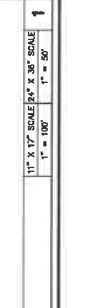
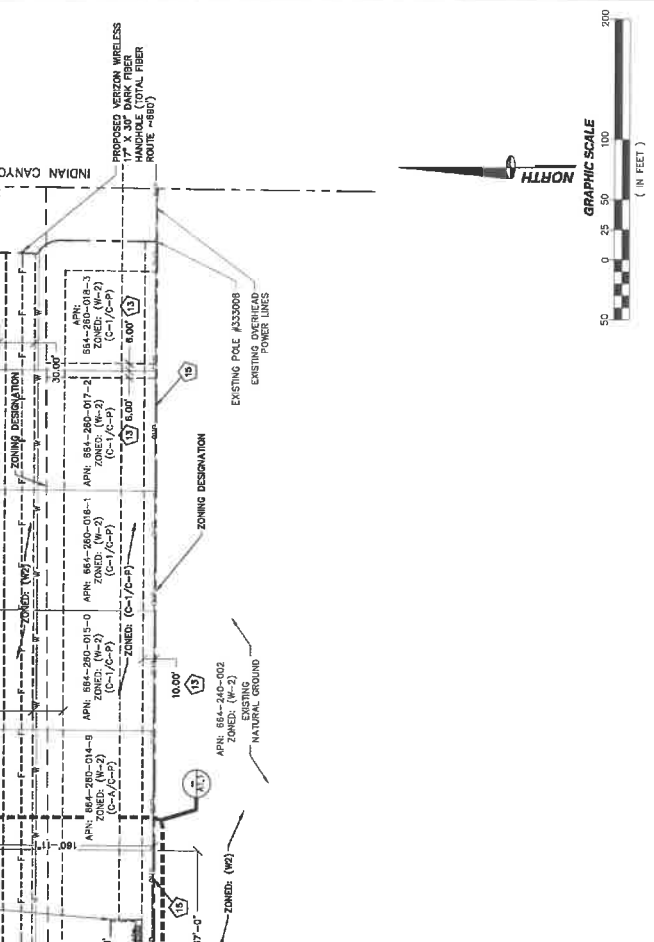
- LEASE AREA
- CONTRIBUTOR
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

MODIFICATIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS SHALL NOT DEBAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEBAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

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REV.	DATE	DESCRIPTION	BY	RC
1	04/27/15	BID CONSTRUCTION		R.C.
2	06/04/15	100% CONSTRUCTION		E.G.
3	11/03/15	ADDRESS REVISION		B.O.
4	07/29/16	CLIENT REVISION		D.C.
5	02/09/18	BP REVISION		R.S.
6	04/03/18	CLIENT REVISION		R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (909) 498-8408
 FAX: (909) 498-8408

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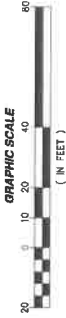
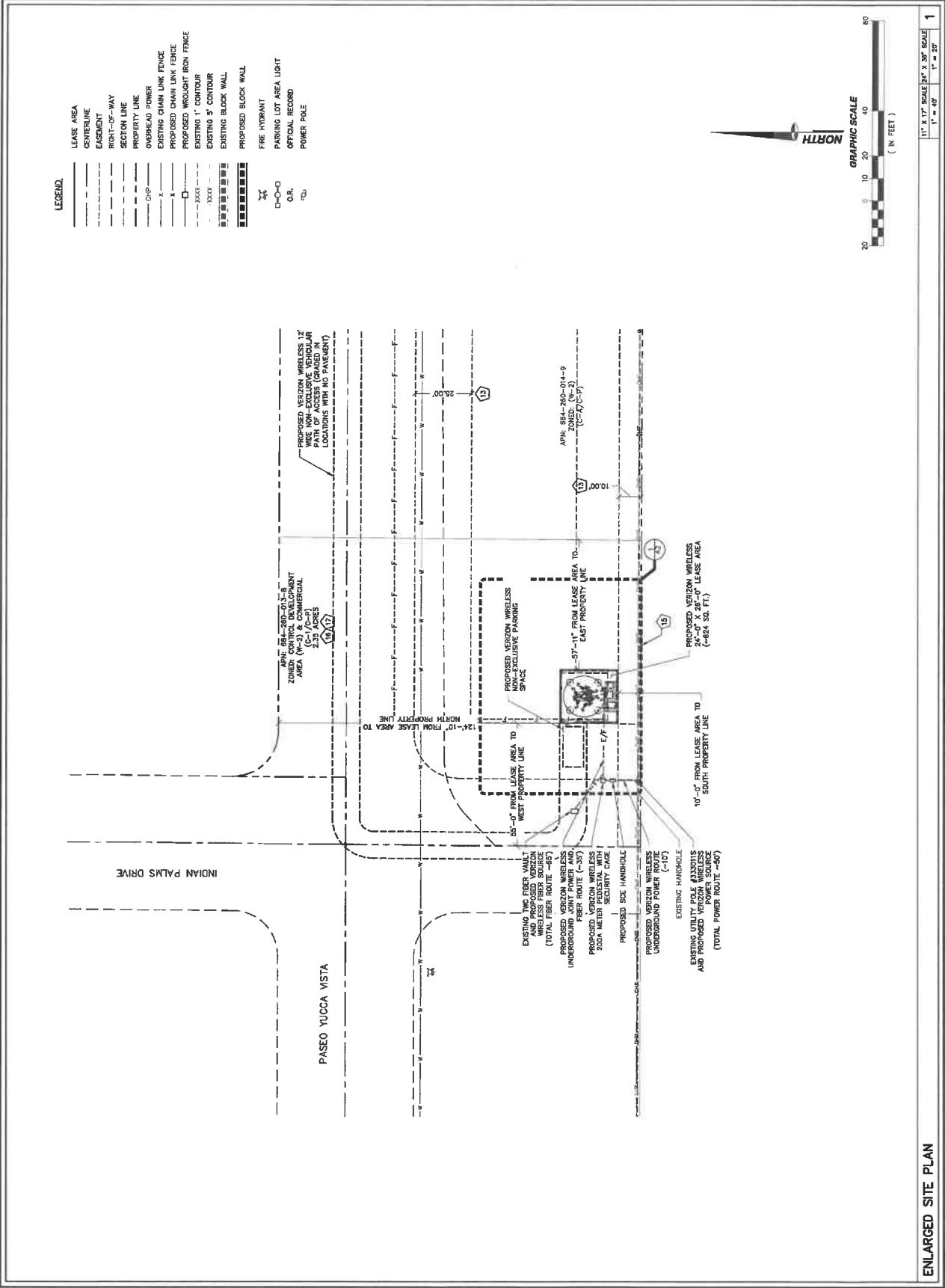
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 85156
 Exp. 03/31/20

SPYGLASS
 MTX-44 / BSC-15
 MCE
 63875 PASEO YUCCA VISTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
ENLARGED SITE PLAN

REVISION:
5
 LAX-295



REV	DATE	DESCRIPTION	BY
1	10/14/27/16	80% CONSTRUCTION	R.C.
2	09/09/16	100% CONSTRUCTION	E.G.
3	11/03/16	ADDRESS REVISION	B.D.
4	10/29/16	CLIENT REVISION	D.C.
5	07/09/16	RF REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
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IRVINE, CALIFORNIA 92718
TEL: (949) 261-1000
FAX: (949) 490-8408

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APR 02 2018
SPYGLASS
MTR-44 / BSC-15
MCE
63875 PASO YUCA MSTA
DESERT HOT SPRINGS,
CALIFORNIA 92240

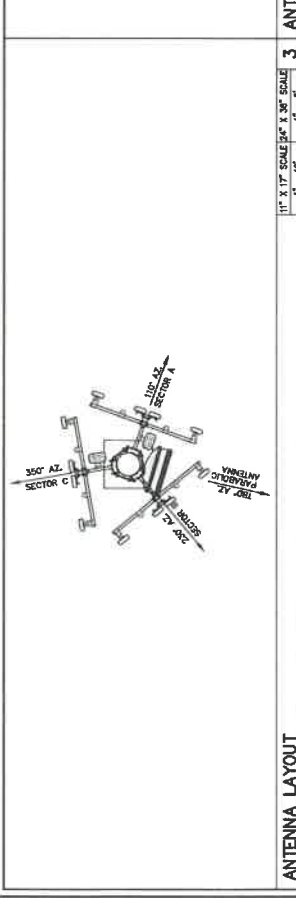
SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT
REVISION: **5**
A2
LAW-285

ANTENNA SECTOR	ANTENNA #	# OF ANTENNAS	CONTROLINE RADIUS	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	110'	4	2	80'	63' HYBRIFLEX		5'	18'	
SECTOR B	230'	4	2	96'	17' HYBRIFLEX		5'	15'	
SECTOR C	350'	4	2	T.B.D.			5'	15'	
PARABOLIC ANTENNA	T.B.D.	1							
GPS	N/A	1			1/2" COAX				

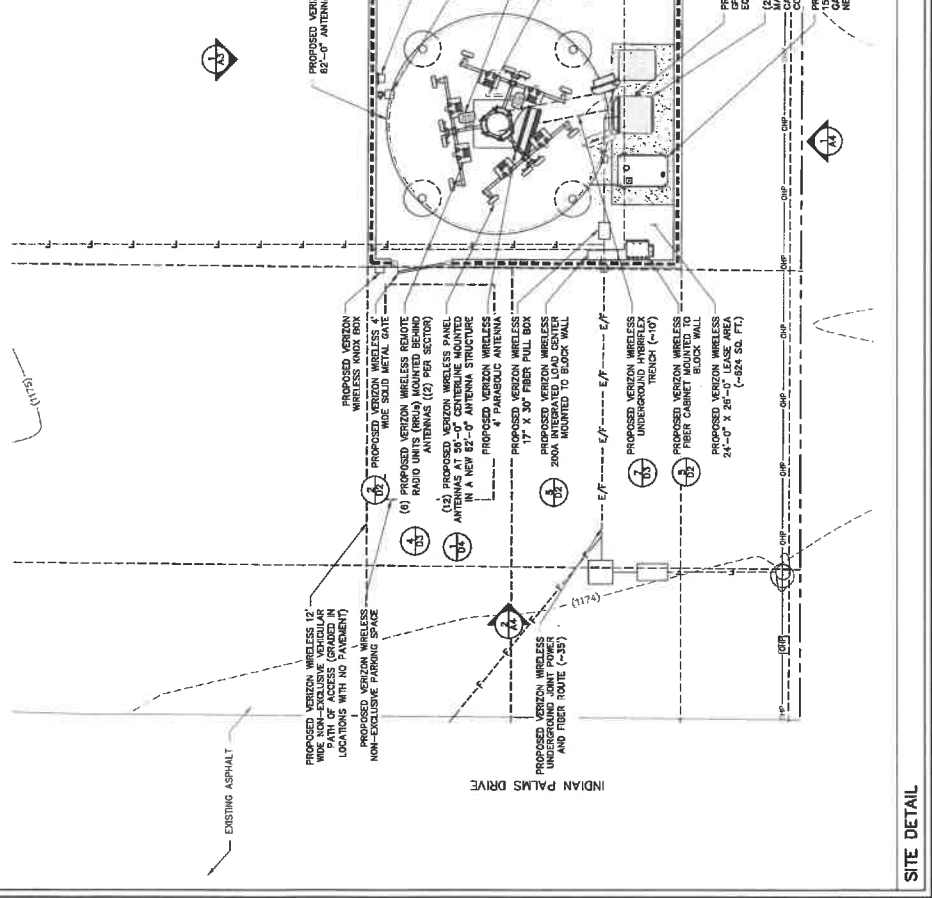
SCALE: NONE 2
NOTE: 1
11" X 17" SCALE 24" X 36" SCALE 1" = 5' 1" = 10'

ANTENNA AND CABLE SCHEDULE

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.



ANTENNA LAYOUT



SITE DETAIL

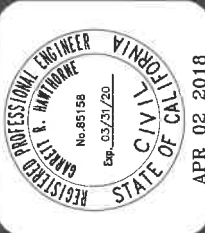
11" X 17" SCALE 24" X 36" SCALE 1" = 5' 1" = 10'

REV	DATE	DESCRIPTION	BY
0	04/27/15	BIM CONSTRUCTION	R.C.
1	08/04/15	IMC CONSTRUCTION	E.G.
2	11/03/15	ACCESS REVISION	B.O.
3	01/29/16	CLIENT REVISION	D.C.
4	02/09/16	BP REVISION	R.S.
5	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC
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 TEL: (951) 333-3333
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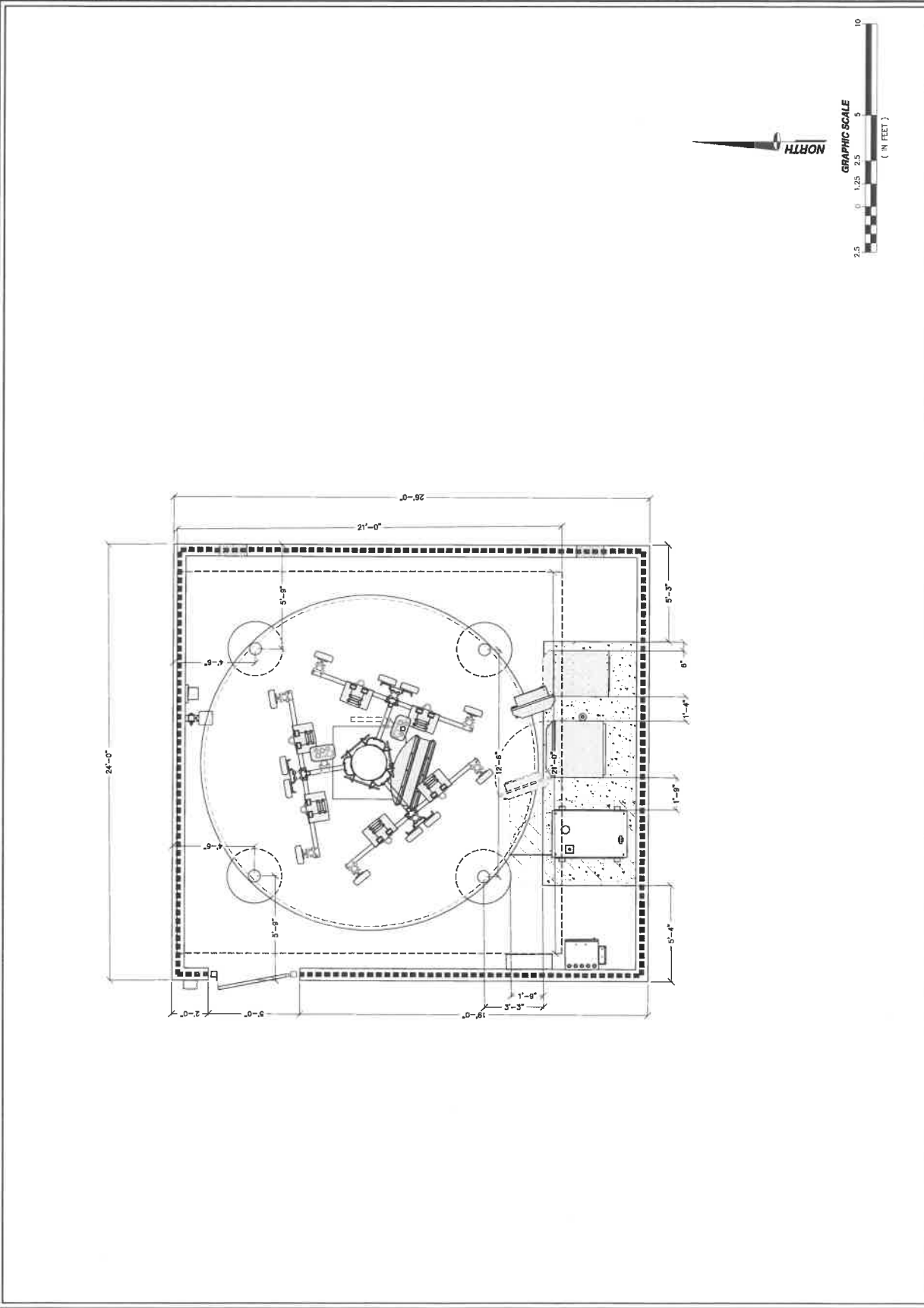
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618



APR 02 2018
SPYGLASS
 MTX-44 / B8C-15
 MCE
 63875 PASCO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
SITE DETAIL WITH DIMENSIONS

REVISION:
A2.1
 5
 LAX-285



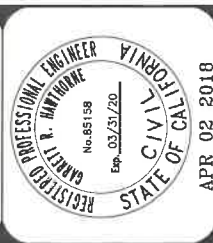
SITE DETAIL WITH DIMENSIONS

REV#	DATE	DESCRIPTION	BY
1	04/27/16	80% CONSTRUCTION	R.C.
2	06/04/16	100% CONSTRUCTION	E.G.
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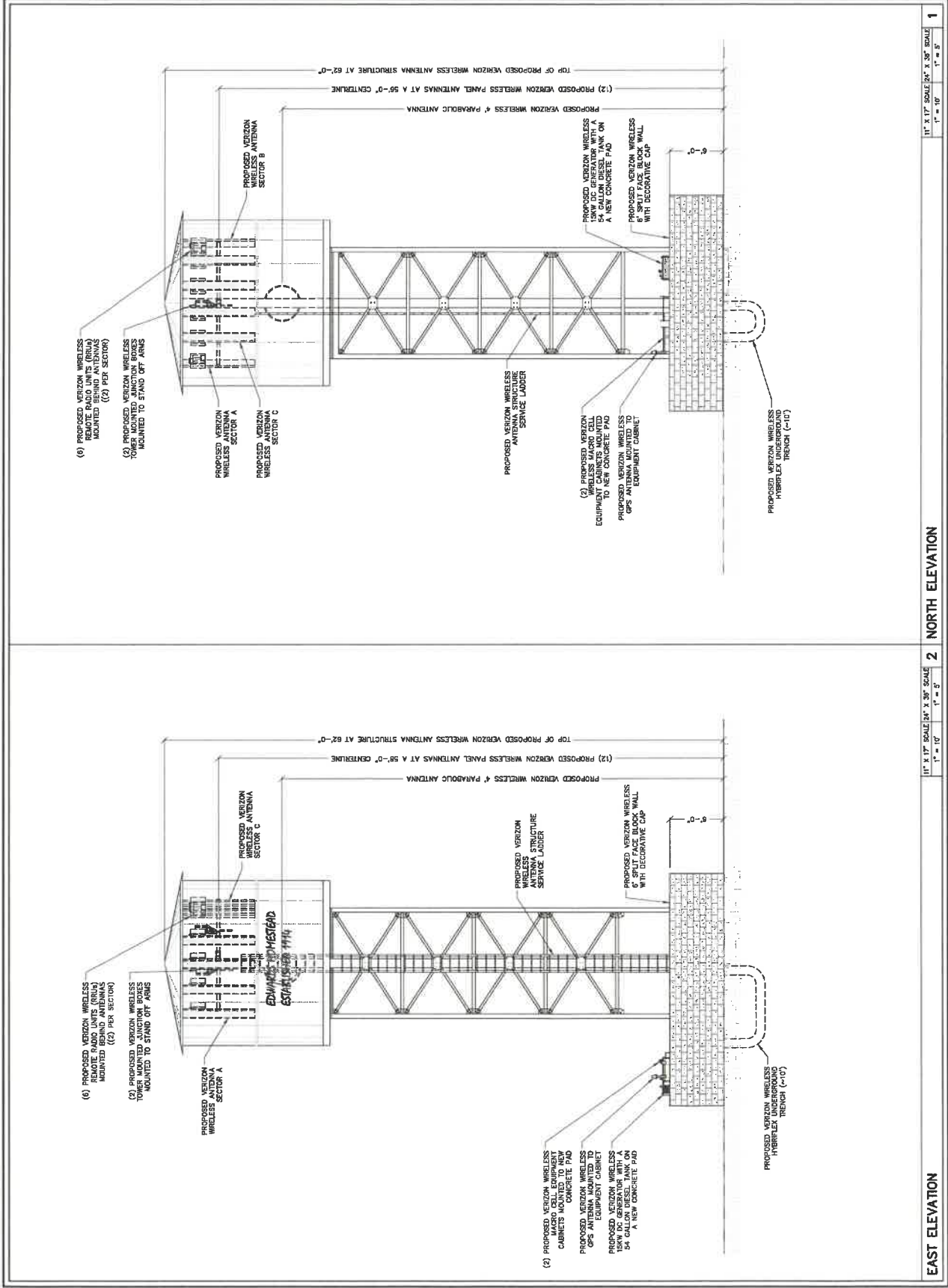
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618



SPYGLASS
 MTX-44 / BSC-15
 MCE
 63875 PASEO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240
 APR 02 2018

SHEET TITLE:
NORTH & EAST ELEVATIONS

REVISION:
A3
 5
 LAX-295



SCALE	SECTION	REVISION
1" = 10'	2	1
1" = 5'	1	1

EAST ELEVATION

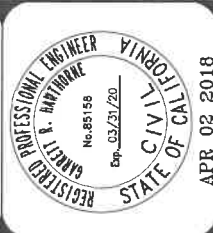
NORTH ELEVATION

REV#	DATE	DESCRIPTION	BY
1	04/27/15	BID CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.C.
3	11/03/15	ACCESS REVISION	B.O.
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 ONTARIO, CALIFORNIA 91761
 TEL: (951) 538-4400
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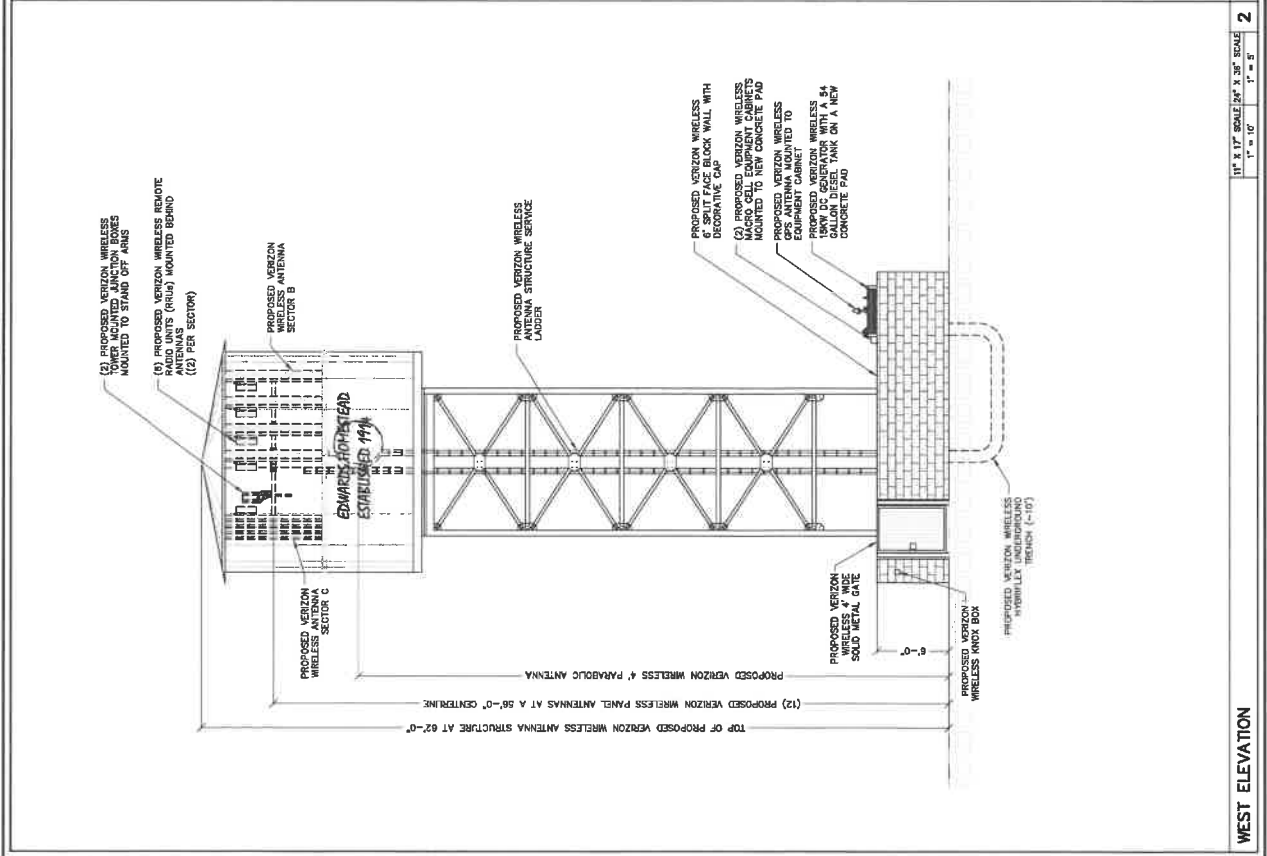
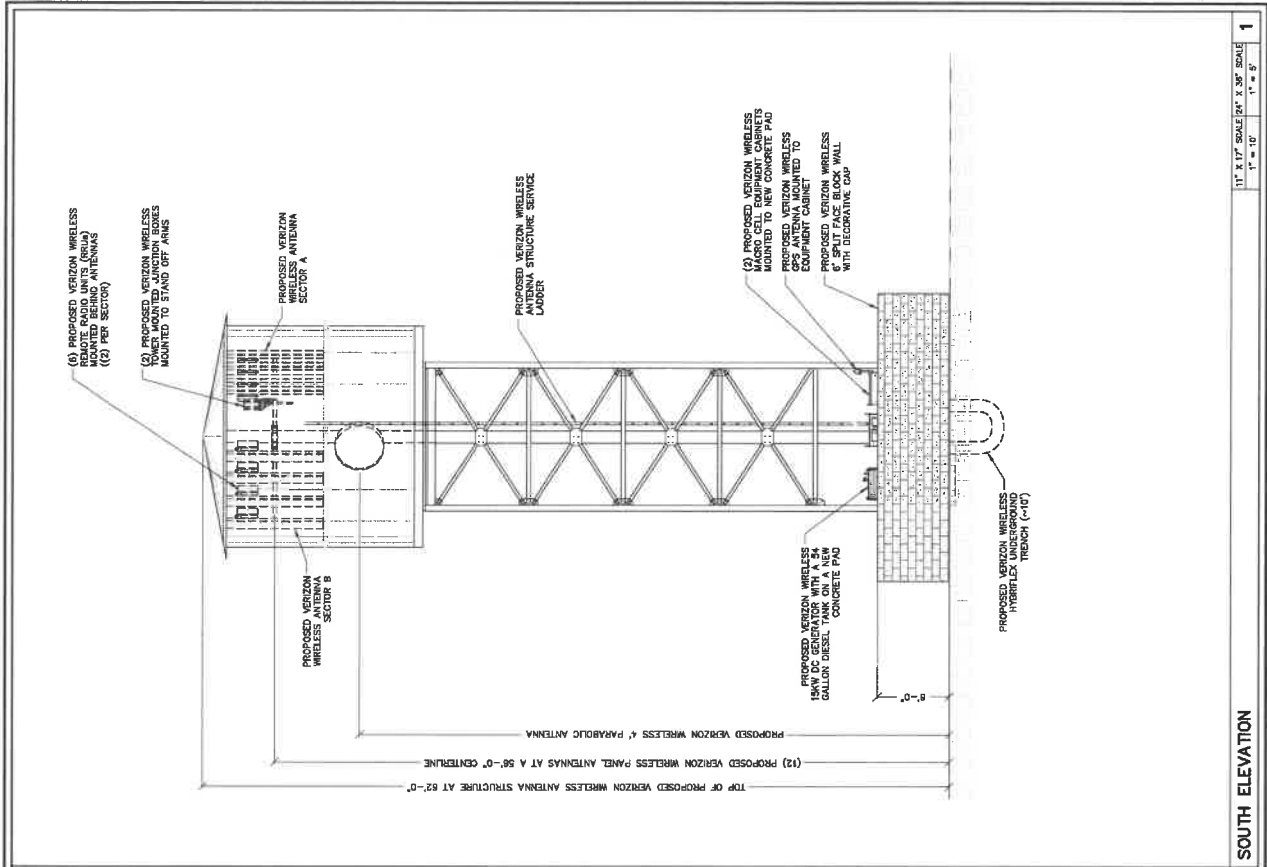
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 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618



APR 02 2018
SPYGLASS
 MTX-44 / BSC-15
 MCE
 63875 PASEO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
SOUTH & WEST ELEVATIONS
 REVISION:
A4
5
 LAX-295



WEST ELEVATION 2 SOUTH ELEVATION 1
 1" x 1" SCALE (4" x 36" SCALE) 1" = 5'
 1" x 1" SCALE (4" x 36" SCALE) 1" = 5'

ISSUE	DATE	DESCRIPTION	BY	REVISION
1	04/27/15	90% CONSTRUCTION	R.C.	R.C.
2	08/04/15	100% CONSTRUCTION	E.C.	E.C.
3	11/03/15	ACCESS REVISION	B.O.	B.O.
4	01/29/16	CLIENT REVISION	D.C.	D.C.
5	02/09/16	BP REVISION	R.S.	R.S.
6	04/02/16	CLIENT REVISION	R.C.	R.C.

SPECTRUM SERVICES INC
 2465 S. ASPHART DRIVE, SUITE 100
 RIVERSIDE, CA 92503
 TEL: (951) 481-8400
 FAX: (951) 481-8408

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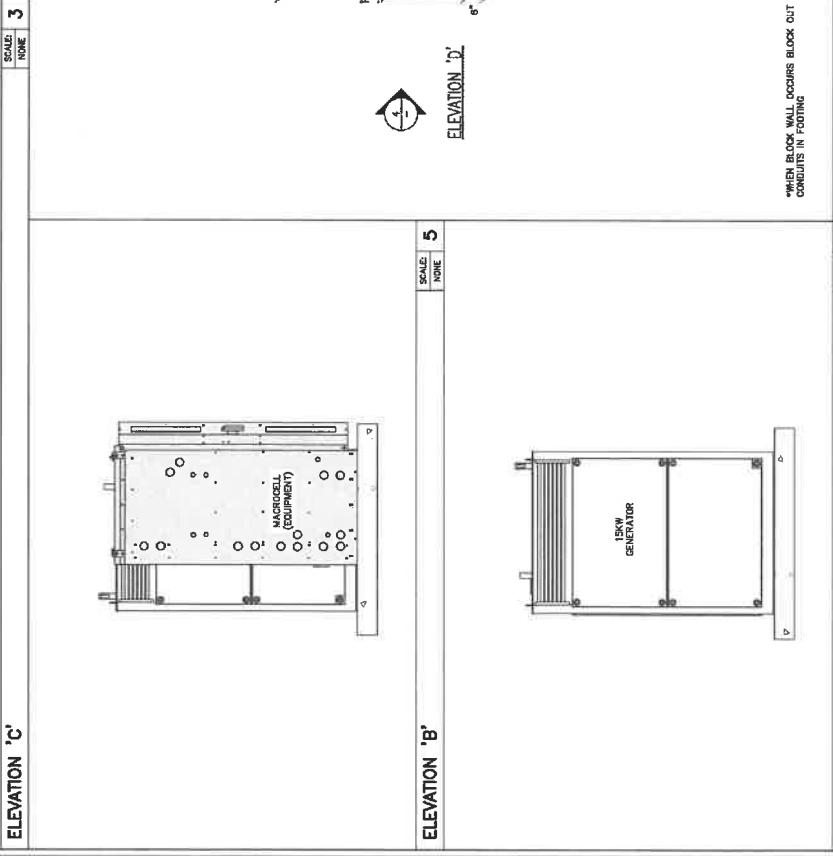
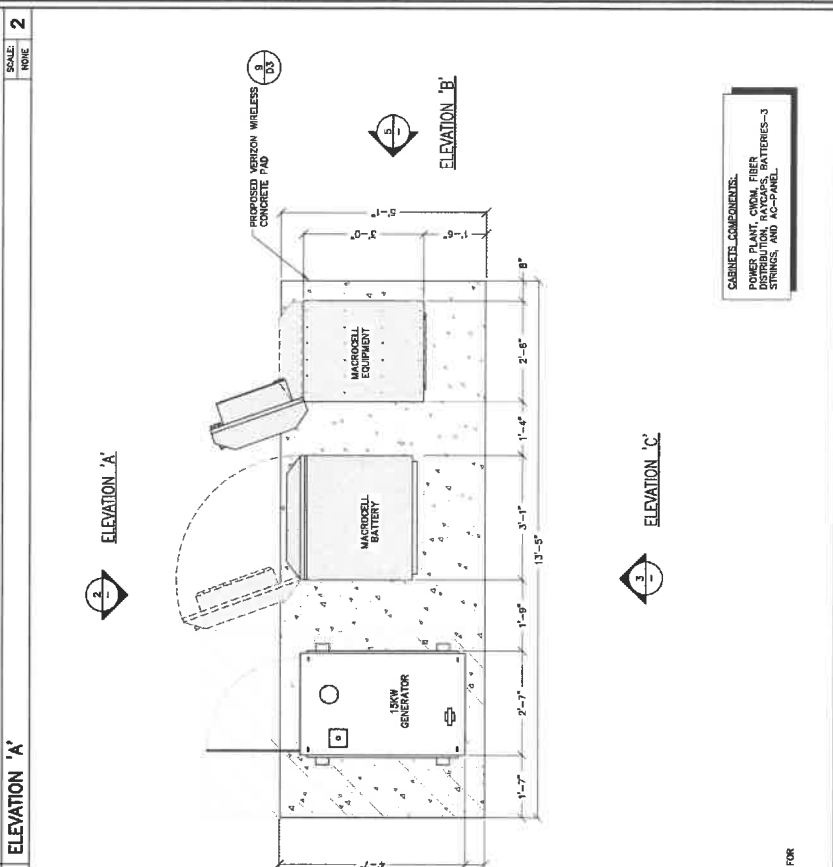
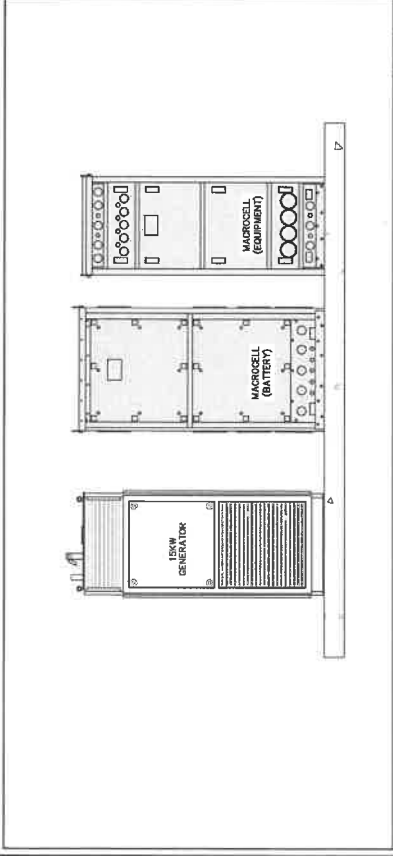
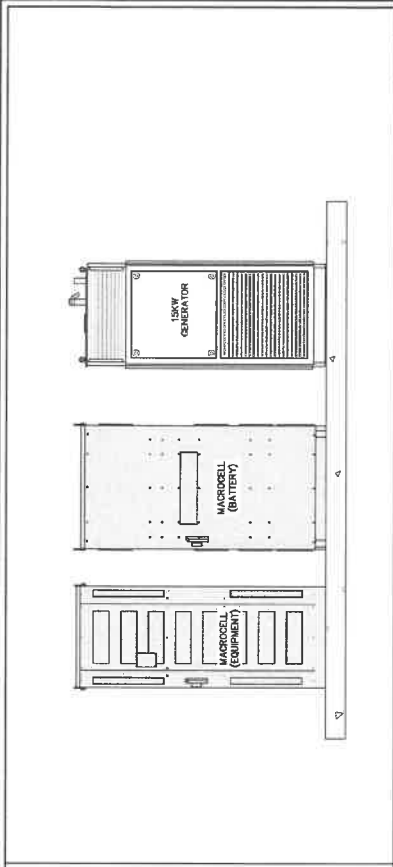
Verizon
 15505 SAND CANYON AVENUE, D1
 RIVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
KARETT B. HAWTHORNE
 No. 86158
 Exp. 03/31/20
 STATE OF CALIFORNIA

APR 02 2018
SPYGLASS
 MTX-44 / B8C-15
 MCE
 63875 PASO YUCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
EQUIPMENT CABINET LAYOUT AND ELEVATIONS

REVISION:
D1
5
 LAX-285



CABINETS COMPONENTS:
 POWER AND DATA FIBER DISTRIBUTION, CABLES, BATTERIES-3, STRINGS, AND AC-PANEL.

*WHEN BLOCK WALL OCCURS BLOCK CUT FOR CONDUITS IN FOOTING

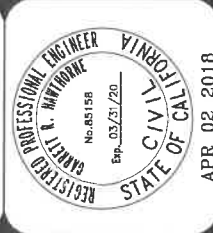
ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	04/27/15	90% CONSTRUCTION	R.C.
2	05/04/15	100% CONSTRUCTION	E.C.
3	11/03/15	ACCESS REVISION	B.O.
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5	07/09/16	BP REVISION	R.S.
6	04/02/18	CLIENT REVISION	R.C.

SPECTRUM SERVICES, INC.
 ONTARIO, CALIFORNIA 91761
 4405 E. AIRPORT DRIVE, SUITE 100
 FAX: (909) 486-8408

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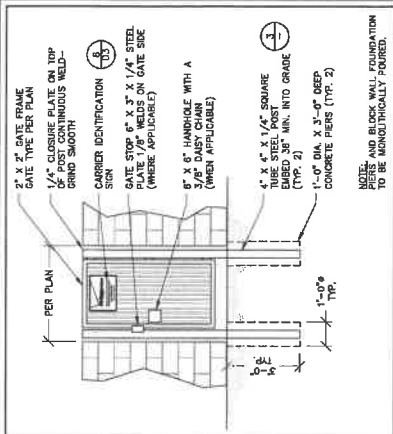
SPYGLASS
 MTR-44 / B8C-15
 MOE
 63875 PASO VERDE AVENUE
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

APR 02 2018

SHEET TITLE:
CONSTRUCTION DETAILS

REVISION:
D2

5
 LAX-285

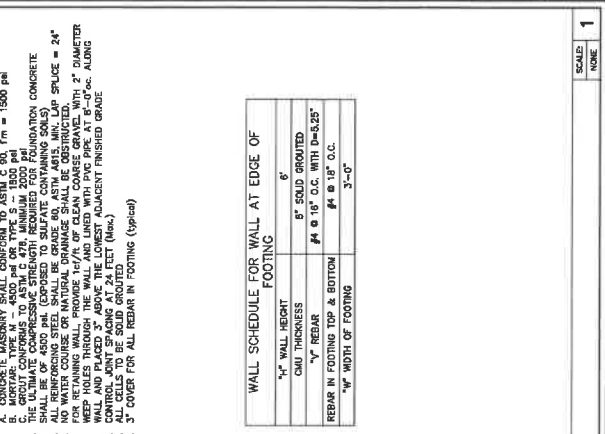


3 MAN GATE AT BLOCK WALL

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE AS AMENDED.
 2. CONCRETE SHALL BE 4000 PSI.
 3. CONCRETE MASONRY SHALL CONFORM TO ASTM C 90, f.m. = 1500 psi.
 4. MORTAR TYPE M, TO 4500 PSI OR TYPE SA TO 1800 PSI.
 5. THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR FOUNDATION CONCRETE SHALL BE OF 4000 PSI (EXPOSED TO SULFATE CONTAINING SOILS).
 6. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
 7. PERMANENT WALL SHALL PROVIDE 1/4\"/>

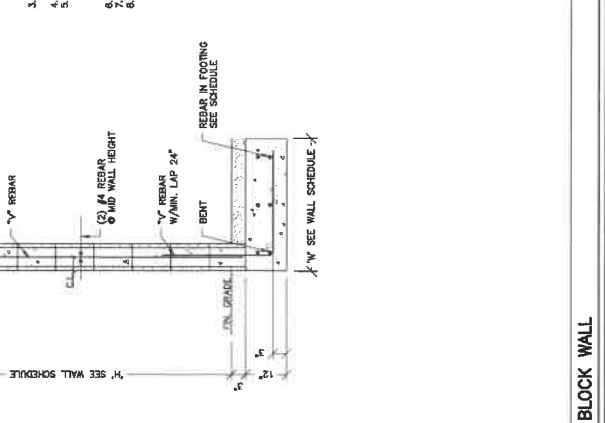


6 HINGE POST AT BLOCK WALL

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
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 7. PERMANENT WALL SHALL PROVIDE 1/4\"/>

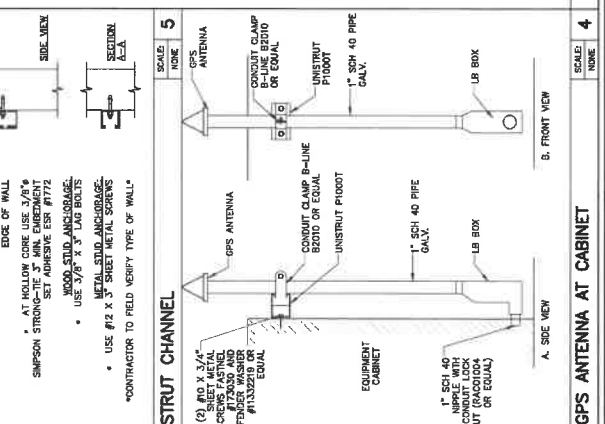


9 WORK LIGHT

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE AS AMENDED.
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 7. PERMANENT WALL SHALL PROVIDE 1/4\"/>

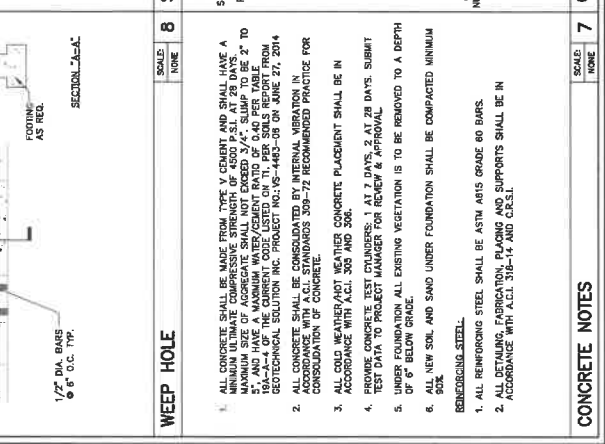


8 WEEP HOLE

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL CONCRETE SHALL BE MADE FROM TYPE I CEMENT AND SHALL HAVE A MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 3/4\"/>

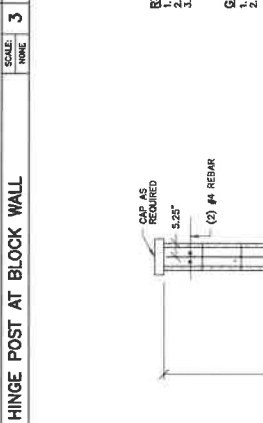


3 HINGE POST AT BLOCK WALL

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE AS AMENDED.
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 7. PERMANENT WALL SHALL PROVIDE 1/4\"/>

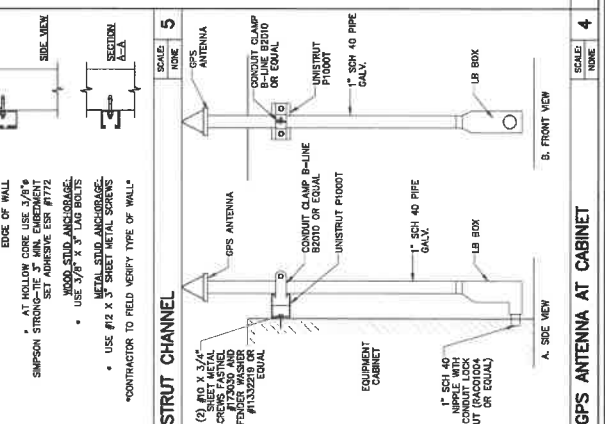


4 BLOCK WALL

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE AS AMENDED.
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 3. CONCRETE MASONRY SHALL CONFORM TO ASTM C 90, f.m. = 1500 psi.
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 6. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
 7. PERMANENT WALL SHALL PROVIDE 1/4\"/>

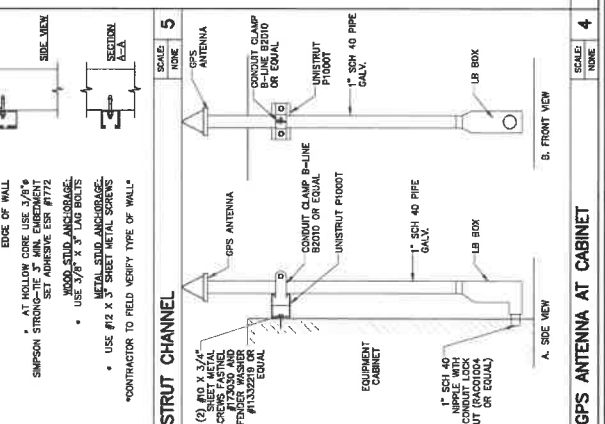
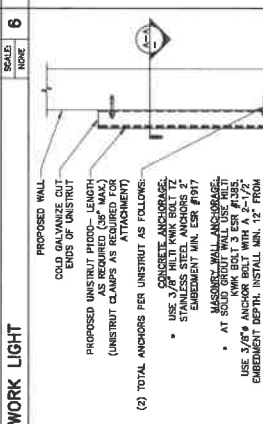


9 EQUIPMENT ANCHORAGE

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE AS AMENDED.
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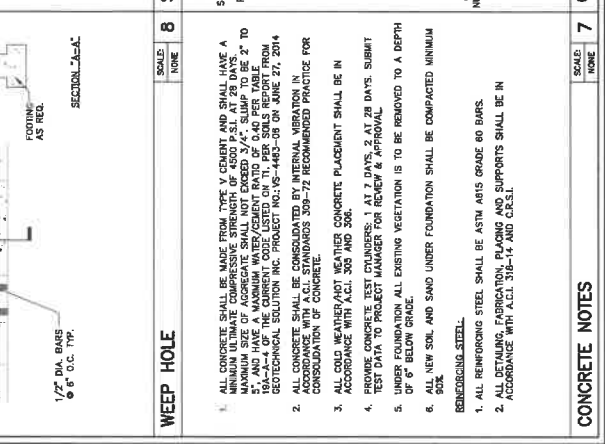
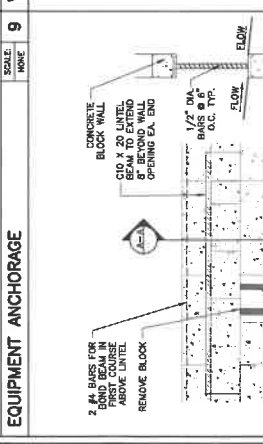


7 GPS ANTENNA AT CABINET

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
 1. ALL CONCRETE SHALL BE MADE FROM TYPE I CEMENT AND SHALL HAVE A MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 3/4\"/>



9 EQUIPMENT ANCHORAGE

SCALE: NONE

REQUIRED INSPECTIONS: (SPECIAL INSPECTION)
 1. FOUNDATION
 2. MASONRY PRECUT

GENERAL NOTES:
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 6. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
 7. PERMANENT WALL SHALL PROVIDE 1/4\"/>



CONCRETE NOTES

- ALL REMAINING STEEL SHALL BE ASTM A615 GRADE 60 BARS.
- ALL DETAILING, FABRICATION, PLACING AND SUPPORTS SHALL BE IN ACCORDANCE WITH A.C.I. 318-14 AND G.C.S.I.

CONCRETE NOTES

SCALE: NONE

1

REV	DATE	DESCRIPTION	BY
1	04/27/15	B/E CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ADDRESS REVISION	B.D.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 IRVINE, CALIFORNIA 92618
 TEL: (949) 438-8400
 FAX: (949) 438-8408

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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 CAROL R. HAWKINS
 No. 85158
 Exp. 03/31/20
 STATE OF CALIFORNIA
 APR 02 2018

SPYGLASS
 MTR-44 / BSC-15
 MCE
 63875 PASCO YUCCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
CONSTRUCTION DETAILS
 REVISION:
D3
5
 LAX-285

REDC-331-E-16-16 REVISIONS
 MATERIAL TYPE: HIGH-IMPACT POLYCARBONATE, UV RESISTANT
 DIMENSIONS (DxHxW): 10.3" x 26.7" x 11.7"
 WEIGHT: 33.0 LBS
 APPLICATION: USED AS A FIBER/POWER JUNCTION BOX
 COLOR: GRAY FINISH KIT
 MOUNT TYPE: PPE, 1.75" - 4.5" OD

FRONT VIEW
 SIDE VIEW
 PLAN VIEW

JUNCTION BOX
 SCALE: NONE

ESSUSUAL RADIO BLACK BOX SPECIFICATIONS
 DIMENSIONS:
 HEIGHT: 10.3" (262 MM)
 WIDTH: 26.7" (678 MM)
 DEPTH: 11.7" (296.6 MM)
 WEIGHT: 100 LBS (45.3 KG)

FRONT VIEW
 SIDE VIEW
 PLAN VIEW

REMOTE RADIO UNIT
 SCALE: NONE

PIPE CLAMP
 NEW JUNCTION BOX
 MIN. 7" O.D. TO MAX. 6" O.D. PIPE GALVANIZED

verizon
 Network Operations Control Center
 Phone: (800) 284-8820
 Site Name: SPYGLASS

2'-0"

CARRIER IDENTIFICATION SIGN
 SCALE: NONE

MANUFACTURER: VALMONT
 PART NO.: B8PH-K1
 WEIGHT: 17.87 LBS

PROPOSED 3-1/2" O.D. TO 4-1/2" O.D. STANCOFF AIR
 NEW 2-3/8" O.D. PIPE MOUNT (GRUNDED SEPARATELY)
 OPTIONAL 2-3/8" O.D. PIPE (GRUNDED SEPARATELY)

ITEM	DESCRIPTION	PART NO.
1	CROSS OVER PLATE	SC84
2	1/2" HOG LBS FLATWASHER	G12W
3	1/2" HOG LOCKWASHER	G12LW
4	1/2" HOG HEAVY 2H HEX NUT	G12HN
5	1/2" x 8" TREADED ROD (NDC)	G12R-8
6	1/2" x 2-1/2" x 4-1/2" x 2" U-BOLT (HDS)	X-UBR1212

CROSS-ARM ATTACHMENT
 SCALE: NONE

MANUFACTURER SUPPLIED POLE MOUNTING BRACKET
 PROPOSED RRU
 NEW MOUNTING PIPE (MIN. 2" O.D. TO MAX. 8" O.D. PIPE GALVANIZED)

CONCRETE PAD
 SCALE: NONE

#4 BARS @ 18" O.C. EACH MP-DEPTH
 1" CHAMFER
 3/4" CRUSHED STONE OR EXTEND 1'-0" MIN BEYOND PLATFORM OR FENCING

CONCRETE MIX DESIGN SHALL CONFORM TO BS 8520 PART 1 AND PART 2. PORTLAND CEMENT SHALL BE TYPE I AND CONFORM TO ASTM C150. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. REINFORCING STEEL SHALL CONFORM TO ASTM A615.

CARRIER IDENTIFICATION SIGN
 SCALE: NONE

2'-0"

DIAMOND PLACARD -- DIESEL FUEL
 SCALE: NONE

TRENCH
 PROPOSED SURFACE/GROUND COVER TO MATCH EXISTING
 PROPOSED COMPACTED BACKFILL SOX
 UNDISTURBED SOIL
 WELDING TABS w/ OPTIONAL TRACE WIRE
 4" BEDDING SAND MIN.
 (3) 4" SCHD 40 PAC CONDUIT

DIAMOND PLACARD -- Ni-Cd
 SCALE: NONE

3 1 1 3

BATTERY CALCULATIONS
 SCALE: NONE

BATTERY MODEL	SMFT
TOTAL STRINGS	3
TOTAL CELLS PER STRING	36
TOTAL CELLS	114
TOTAL GALLONS OF ELECTROLYTE PER CELL	0.213
TOTAL GALLONS OF ELECTROLYTE	24.28

DIAMOND PLACARD -- DIESEL FUEL
 SCALE: NONE

3 1 1 3

DANGER
 Ni-Cd ACID BATTERIES
 CONCENTRIC ACID (ELECTROLYTE)
 EMITTING TOXIC GASES
 DO NOT SMOKE

NFPA CHEMICAL HAZARD LABEL
 SCALE: NONE

HYBRIFLEX TRENCH
 SCALE: NONE

RRU ATTACHMENT
 SCALE: NONE

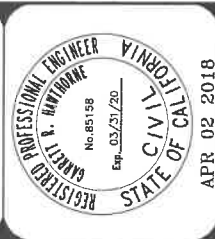
JUNCTION BOX PIPE MOUNT
 SCALE: NONE

REV	DATE	DESCRIPTION	BY
0	04/27/15	50% CONSTRUCTION	R.C.
1	08/04/15	100% CONSTRUCTION	E.C.
2	11/03/15	ACCESS REVISION	B.D.
3	01/29/16	CLIENT REVISION	D.C.
4	07/09/16	BP REVISION	R.S.
5	04/02/18	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4403 C. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (951) 333-8800
 FAX: (951) 438-8408

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 IRVINE, CALIFORNIA 92618

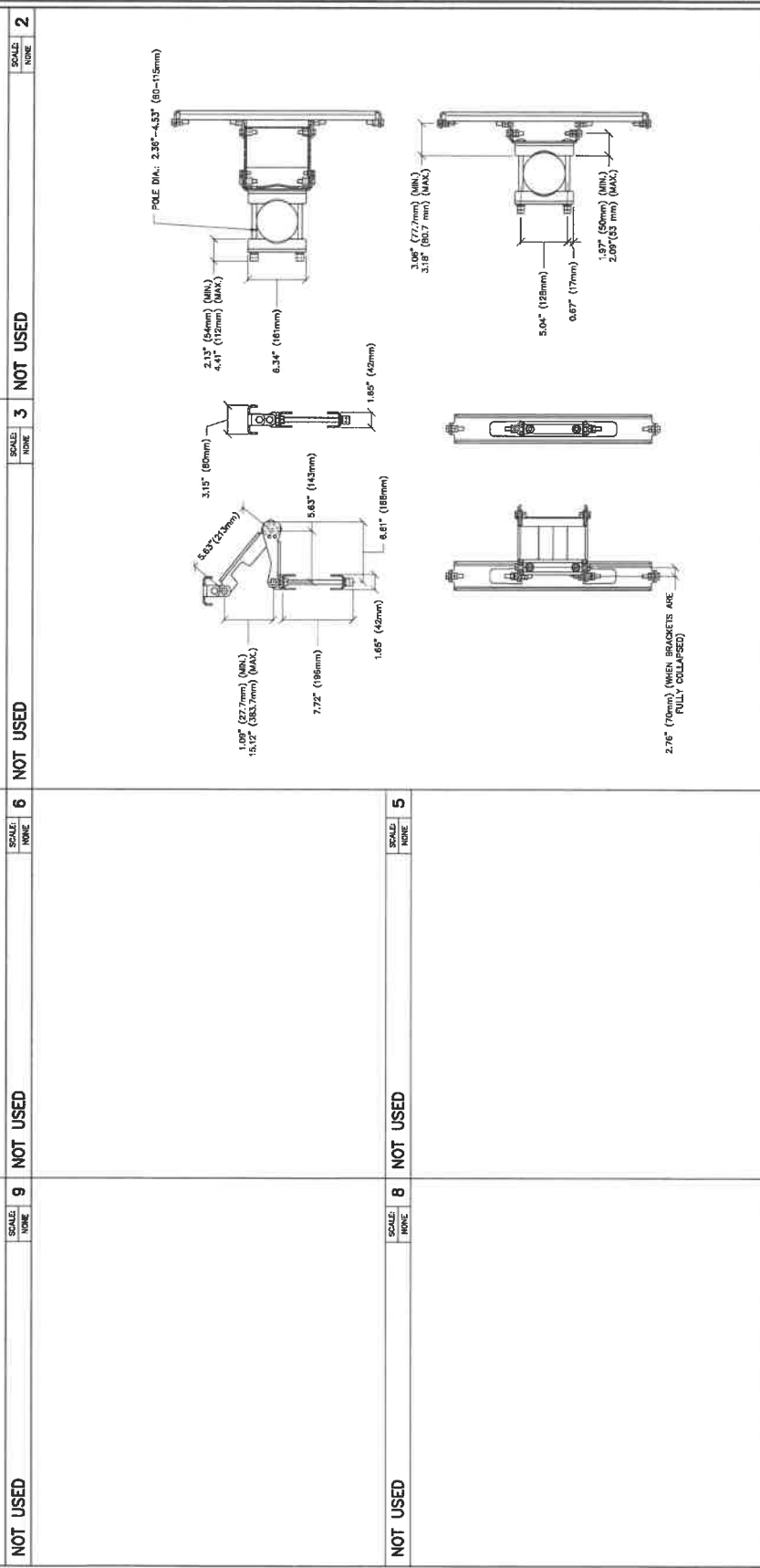


APR 02 2018

SPYGLASS
 MTR-44 / B8C-15
 MCE
 63875 PASO YUCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
CONSTRUCTION DETAILS
 REVISION:
D4 **5**
 LAX-295

NOT USED	SCALE: NONE	9	NOT USED	SCALE: NONE	6	NOT USED	SCALE: NONE	3	NOT USED	SCALE: NONE	2
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NOT USED	SCALE: NONE	7	NOT USED	SCALE: NONE	4	ANTENNA MOUNTING KIT	SCALE: NONE	1
----------	-------------	---	----------	-------------	---	----------------------	-------------	---

REV	DATE	DESCRIPTION	BY
1	04/27/18	BIP CONSTRUCTION	R.C.
2	04/27/18	100% CONSTRUCTION	E.G.
3	11/03/18	ACCESS REVISION	B.O.
4	01/29/19	CLIENT REVISION	D.C.
5	02/09/19	BP REVISION	R.S.
6	04/02/18	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
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 FAX: (951) 499-8408

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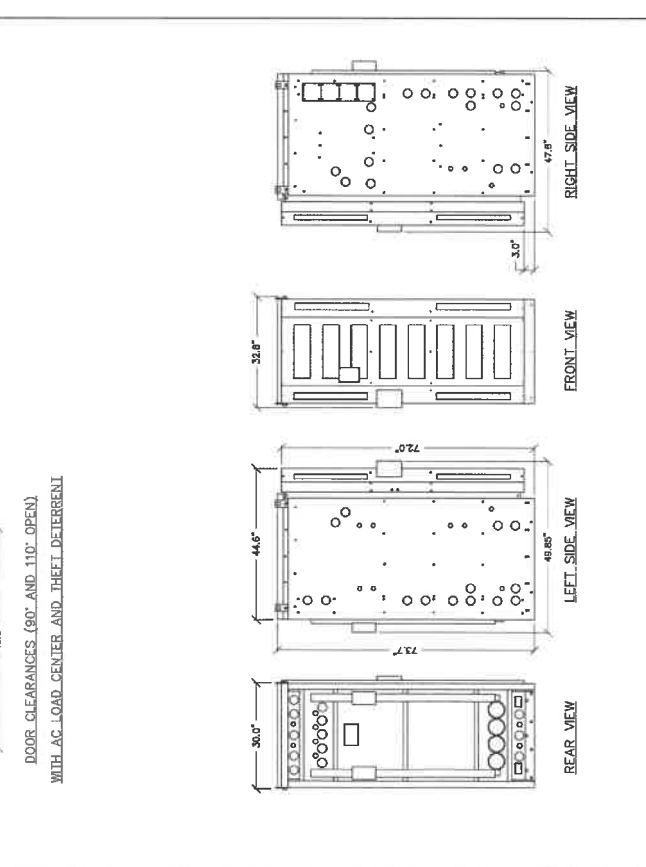
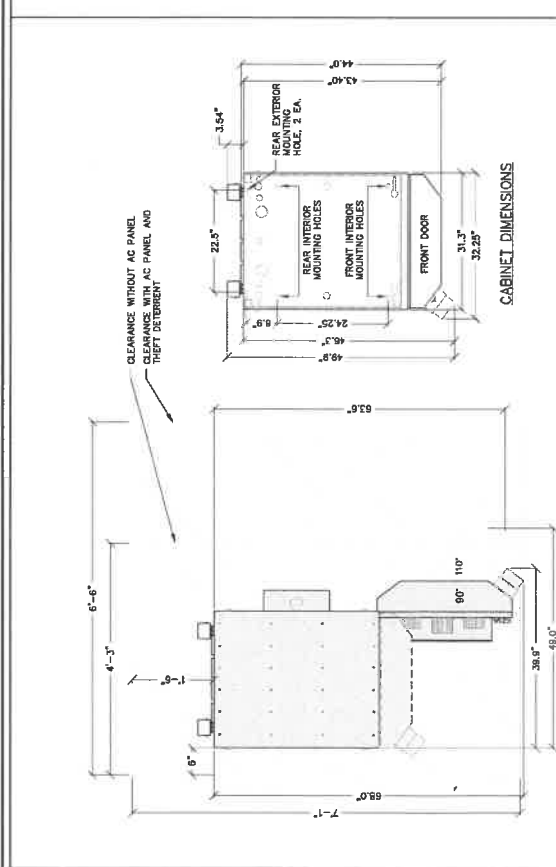
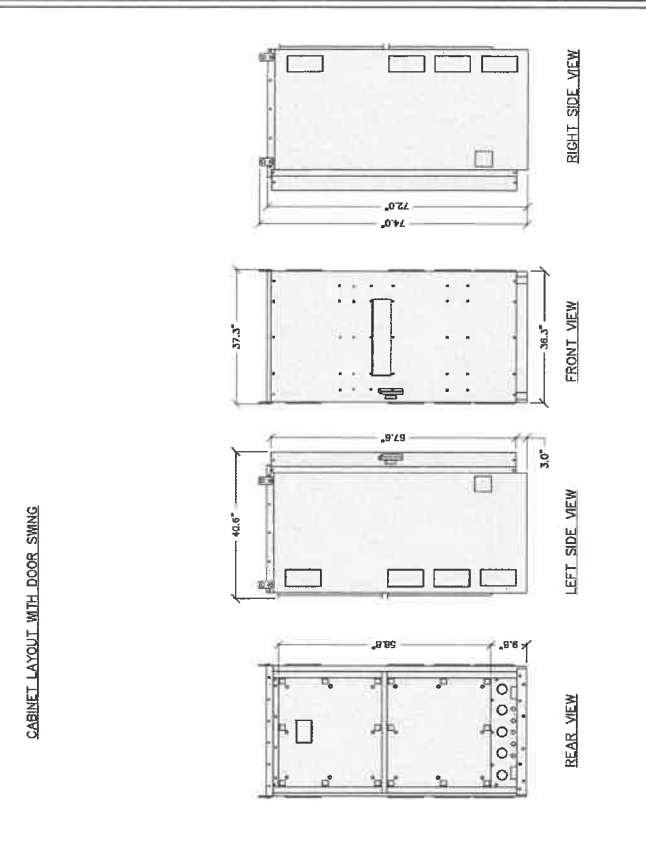
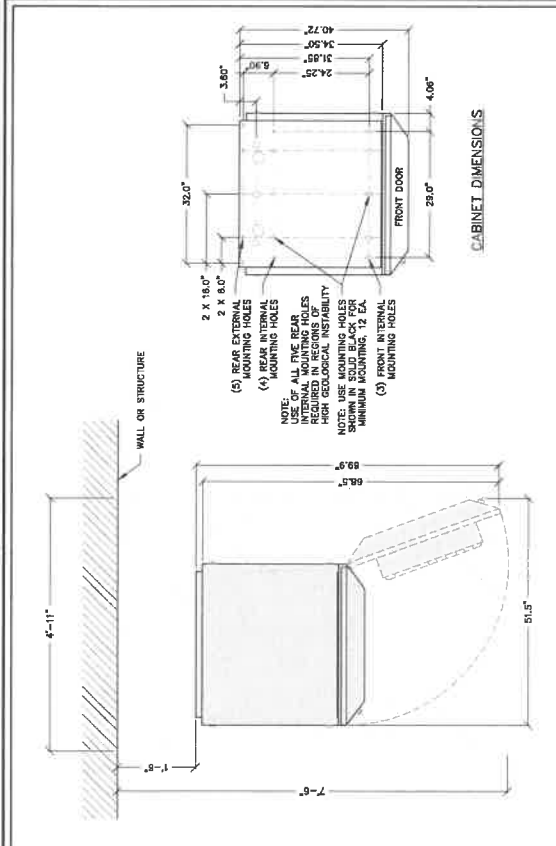
Verizon
 15605 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 CANNETT R. NAVARRO
 No. 85156
 Exp. 03/25/20
 STATE OF CALIFORNIA
 APR 02 2018

SPYGLASS
 MTR-44 / B8C-15
 MCE
 63875 PASO YUCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
MCE EQUIPMENT CABINET DETAILS

REVISION:
D5
 5
 LAX-285



SCALE	SCALE
NONE	NONE

RBA72-30 CABINET DETAILS (W/ TOP SOLAR SHIELD AND THEFT DETERRENT) 2 RBA72-36 CABINET DETAILS 1

REV.	DATE	DESCRIPTION	BY	CHK.
1	04/27/15	BOX CONSTRUCTION	R.C.	
2	04/24/15	HOOK CONSTRUCTION	E.G.	
3	11/03/15	ACCESS REVISION	B.D.	
4	07/29/16	CLIENT REVISION	D.C.	
5	02/09/16	BP REVISION	R.S.	
6	04/02/16	CLIENT REVISION	R.C.	

SPECTRUM
SPECTRUM SERVICES, INC.
10000 S. CENTRAL EXPRESSWAY
4445 E. AIRPORT DRIVE, SUITE 100
CHANDLER, CALIFORNIA 91781
TEL: (925) 495-8400
FAX: (925) 495-8403

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VERIZON WIRELESS IS STRICTLY PROHIBITED.

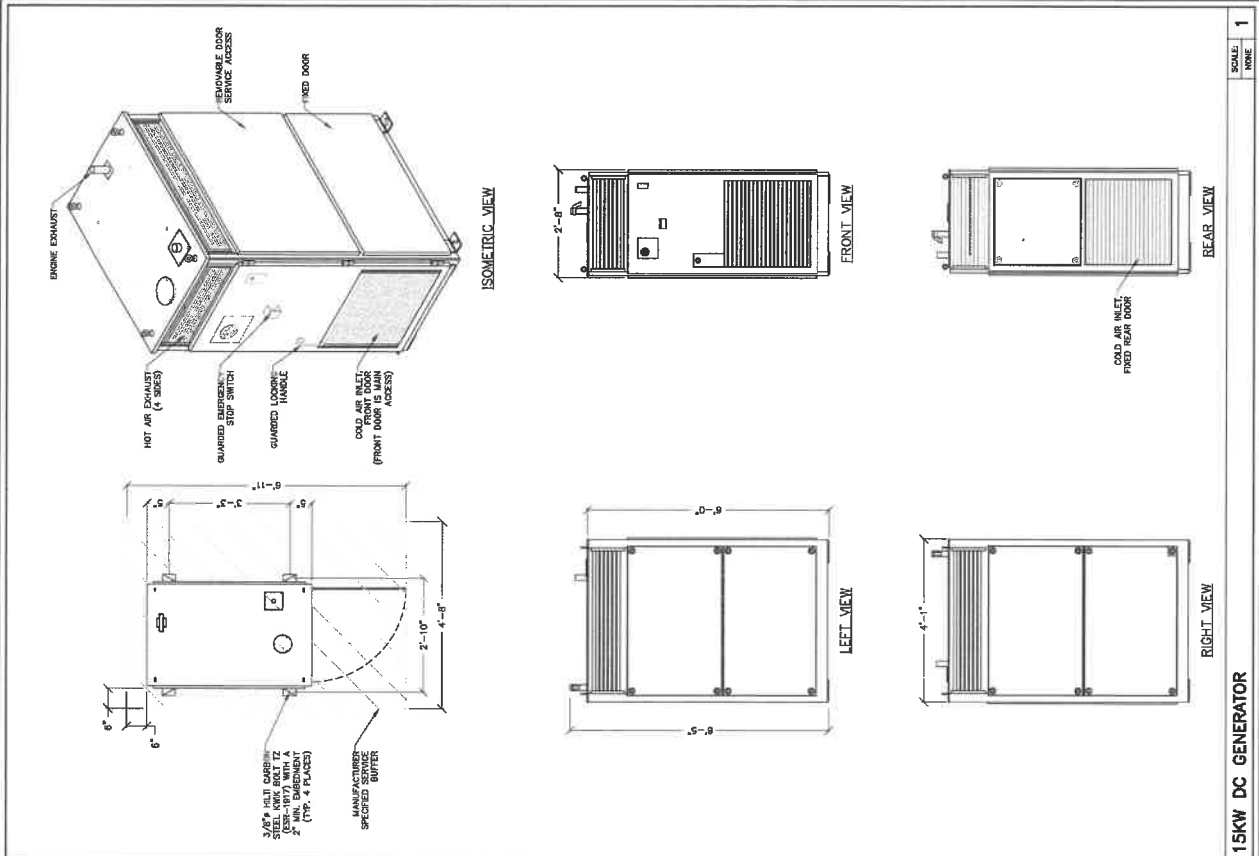
Verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
GARRETT B. RAYBORNE
No. 85159
Exp. 03/31/20
STATE OF CALIFORNIA
APR 02 2018

SPYGLASS
MTR-44 / BSC-18
MCE
63875 PASEO YUCCA WSTA
DESERT HOT SPRINGS,
CALIFORNIA 92240

SHEET TITLE:
GENERATOR DETAILS

REVISION:
D6
5
LAW-285



SCALE:	SCALE:	NOTE:	NOTE:
1	1	1	1

NOT USED 2 15KW DC GENERATOR

REV.	DATE	DESCRIPTION	BY
1	04/27/15	90% CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ADDRESS REVISION	B.O.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	E.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 L AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 TEL: (909) 485-8400
 FAX: (909) 485-8408

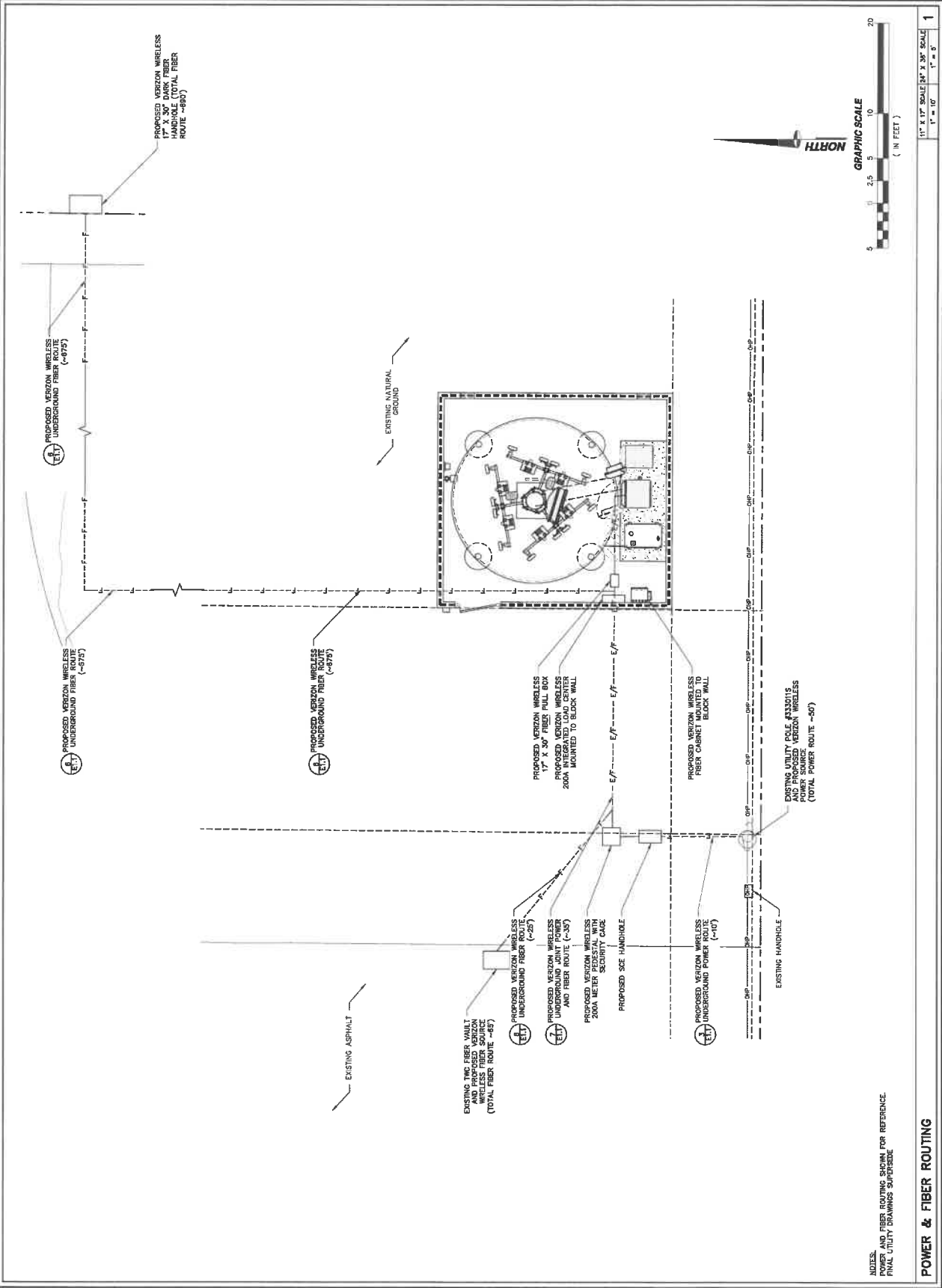
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 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 GEORGE STEPHENSON
 E 19828
 Exp. 03/31/20
 ELECTRICAL
 STATE OF CALIFORNIA
 APR 02 2018

SPYGLASS
 MTR-44 / B8C-15
 MCE
 63875 PASO YUCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
POWER & FIBER ROUTING
 REVISION:
E1
 5
 LAX-285



POWER & FIBER ROUTING

REV	DATE	DESCRIPTION	BY
1	10/27/15	90% CONSTRUCTION	R.C.
2	11/04/15	100% CONSTRUCTION	E.G.
3	11/03/15	ACCESS REVISION	B.O.
4	10/29/16	CLIENT REVISION	D.C.
5	12/09/16	BP REVISION	R.S.
6	04/02/17	CLIENT REVISION	R.C.

ISSUE STATUS

SPECTRUM SERVICES INC
 4405 E. AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
 PHONE: (909) 438-5408
 FAX: (909) 438-5408

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Verizon

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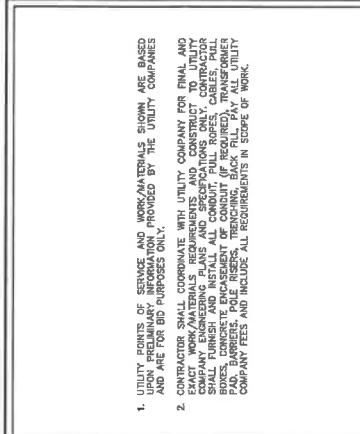


APR 02 2018

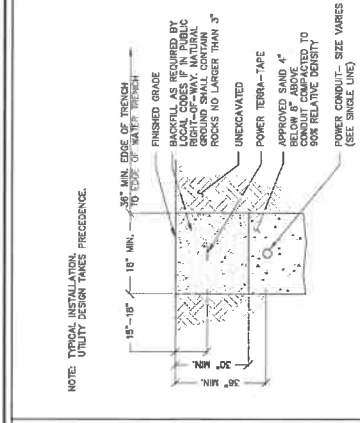
SPPGLASS
 MTX-44 / BSC-15
 MCE
 63975 PASO YUCA MSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
**SINGLE DIAGRAM, DETAILS
 AND PANEL SCHEDULE**

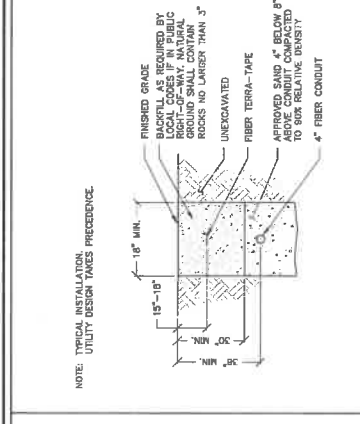
REVISION:
E1.1
 5
 LAX-285



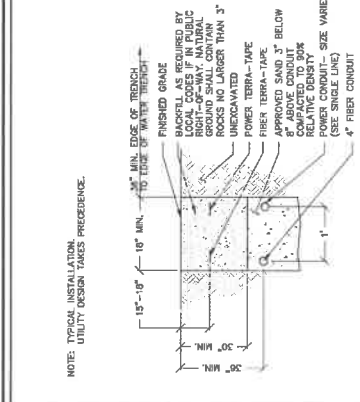
1 UTILITY GENERAL NOTES



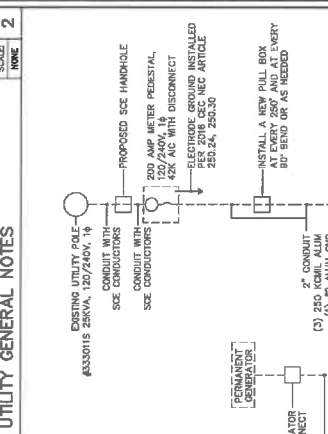
2 POWER TRENCH



3 FIBER TRENCH



4 JOINT TRENCH



Panel: B

Panel Voltage: 120/240 1Ø, 3W
 BUS: 225 AMPS
 MAR. C.B. 200 AMPS
 AIC RATING: 42,000 AMPS

LOCATION	DESCRIPTION	PHASE	VA	WATTAGE	AMPS
1	300A Sub-Panel (Calnet)				
2	Spares				
3	Spares				
4	Spares				
5	Spares				
6	Spares				
7	Spares				
8	Spares				
9	Spares				
10	Spares				
11	Spares				
12	Spares				
13	Spares				
14	Spares				
15	Spares				
16	Spares				

PHASE TOTALS: 66A, 8.640
 BR: 1, 100

Panel (S) TOTAL CONNECTED VA: 14,355
 PANEL(S) DEMAND VA: 14.5
 PANEL(S) DEMAND KW: 68.3
 LARGEST DEMAND AMPS: 72.0

Panel: A

Panel Voltage: 120/240 1Ø, 3W
 BUS: 100 AMPS
 MAR. C.B. 100 AMPS
 AIC RATING: 42,000 AMPS

LOCATION	DESCRIPTION	PHASE	VA	WATTAGE	AMPS
1	Rectifier 1				
2	Rectifier 2				
3	Rectifier 3				
4	Rectifier 4				
5	Rectifier 5				
6	Rectifier 6				
7	Rectifier 7				
8	Rectifier 8				
9	Spares				
10	Spares				
11	Spares				
12	Spares				
13	Spares				
14	Spares				
15	Spares				
16	Spares				

PHASE TOTALS: 66A, 8.640
 BR: 1, 100

Panel (S) TOTAL CONNECTED VA: 14,355
 PANEL(S) DEMAND VA: 14.5
 PANEL(S) DEMAND KW: 68.3
 LARGEST DEMAND AMPS: 72.0

Panel: A

Panel Voltage: 120/240 1Ø, 3W
 BUS: 100 AMPS
 MAR. C.B. 100 AMPS
 AIC RATING: 42,000 AMPS

LOCATION	DESCRIPTION	PHASE	VA	WATTAGE	AMPS
1	Rectifier 1				
2	Rectifier 2				
3	Rectifier 3				
4	Rectifier 4				
5	Rectifier 5				
6	Rectifier 6				
7	Rectifier 7				
8	Rectifier 8				
9	Spares				
10	Spares				
11	Spares				
12	Spares				
13	Spares				
14	Spares				
15	Spares				
16	Spares				

PHASE TOTALS: 66A, 8.640
 BR: 1, 100

Panel (S) TOTAL CONNECTED VA: 14,355
 PANEL(S) DEMAND VA: 14.5
 PANEL(S) DEMAND KW: 68.3
 LARGEST DEMAND AMPS: 72.0

5 ELECTRICAL SINGLE LINE DIAGRAM

6 ELECTRICAL SINGLE LINE DIAGRAM

7 PANEL (CABINET) SCHEDULE

1. UTILITY POINTS OF SERVICE AND WORK/TERMINALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.

2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND PRELIMINARY INFORMATION AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPE, CABLES, PULL BOXES, BARRIERS, POLE RESISTS, TRENCHING, BACK FILL, AND ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

1. CONDUIT SHALL BE RATED FOR 75°C.

2. ALL WIRING SHALL BE RATED FOR 75°C.

3. CONDUIT REQUIREMENTS (TYP. UNLESS OTHERWISE SPECIFIED):
 1-1/2" CONDUIT (1) 1/2" ALUM AND (1) 1/2" TYPE THIN
 2" CONDUIT (3) 210 KOBIL ALUM AND (3) 1/2" ALUM AND (1) 1/2" TYPE THIN
 1-1/2" CONDUIT (3) 210 KOBIL ALUM AND (3) 1/2" ALUM AND (1) 1/2" TYPE THIN

4. CONDUIT SHALL BE RATED FOR 75°C.

5. ALL WIRING SHALL BE RATED FOR 75°C.

6. ALL BREAKERS IN THE PANEL USE RATED 42,000 RMS SYMMETRICAL AMPS, 240V MAX, 75°C.

7. ALL BREAKERS IN THE PANEL USE RATED 42,000 RMS SYMMETRICAL AMPS, 240V MAX, 75°C.

8. ALL WIRING SHALL BE RATED FOR 75°C.

9. CONDUIT REQUIREMENTS (TYP. UNLESS OTHERWISE SPECIFIED):
 1-1/2" CONDUIT (1) 1/2" ALUM AND (1) 1/2" TYPE THIN
 2" CONDUIT (3) 210 KOBIL ALUM AND (3) 1/2" ALUM AND (1) 1/2" TYPE THIN
 1-1/2" CONDUIT (3) 210 KOBIL ALUM AND (3) 1/2" ALUM AND (1) 1/2" TYPE THIN

10. CONDUCTOR SIZING IS SELECTED WITH CURRENT CEC AS NOTED ON IT.

11. ALLOWED OVERCURRENT SHALL BE 10% ABOVE RATED CURRENT FOR MULTIPHASE CONNECTIONS.

12. LABEL SERVICE DISCONNECT WITH A RED TAG.

13. CONNECT #2 AND GREEN TO GROUND BAR IN PANEL (A)

NO.	DATE	DESCRIPTION	BY
1	04/27/15	60% CONSTRUCTION	R.C.
2	06/04/15	100% CONSTRUCTION	E.G.
3	11/02/15	ACCESS REVISION	B.O.
4	01/29/16	CLIENT REVISION	D.C.
5	02/09/16	BP REVISION	R.S.
6	04/02/16	CLIENT REVISION	R.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DRIVE, SUITE 100
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 P.A.C. (902) 458-8408

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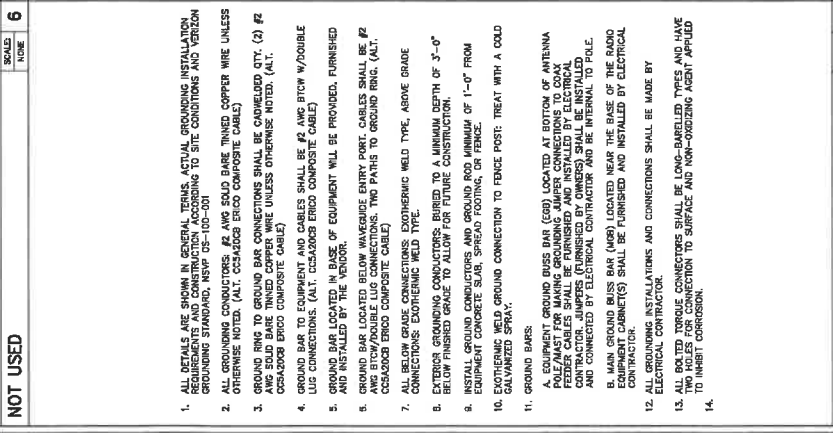
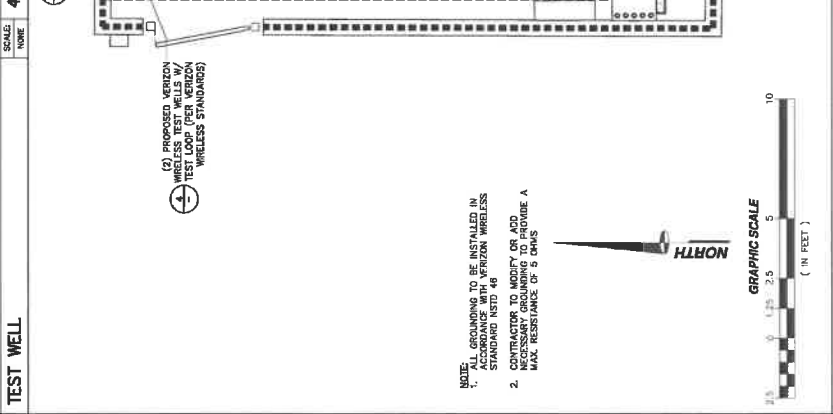
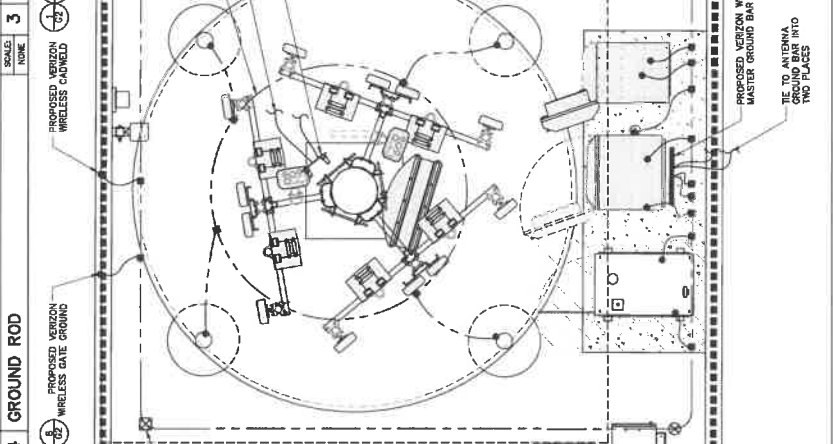
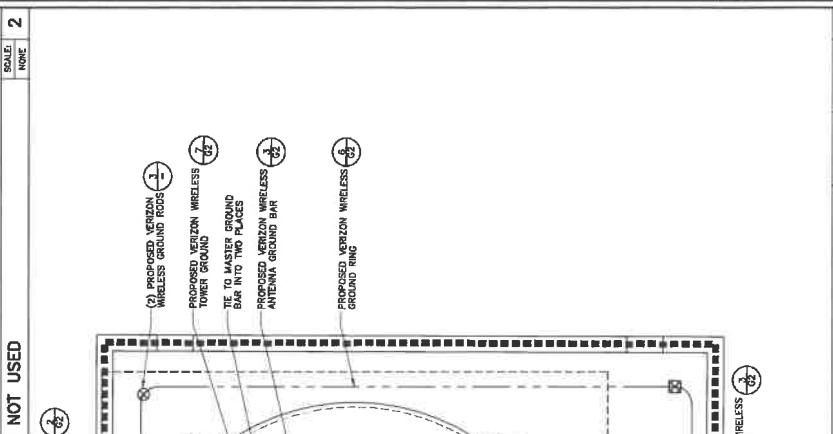
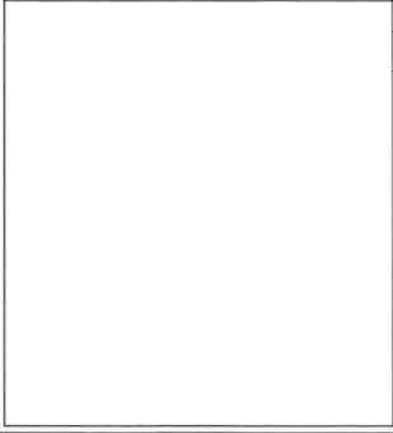
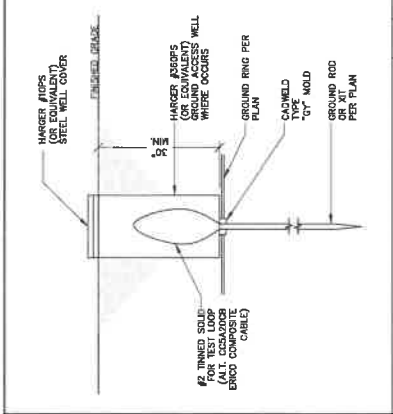
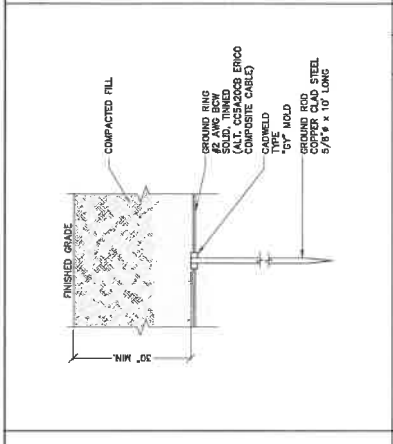
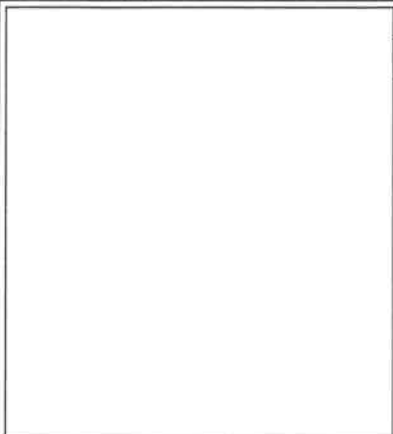
Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
 DENVER, COLORADO
 E19828
 Exp. 03/31/20
ELECTRICAL

APR 02 2018
 SPYGLASS
 MTX-44 / B8C-15
 MCE
 63875 PASEO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

SHEET TITLE:
**GROUNDING LAYOUT,
 NOTES & DETAILS**

REVISION:
G1
5
 LAK-285



SCALE	NAME	SCALE	NAME	SCALE	NAME
NOT USED	TEST WELL	4	GROUND ROD	3	NOT USED
NOT USED	GROUND ROD	2	SCALE	NONE	2

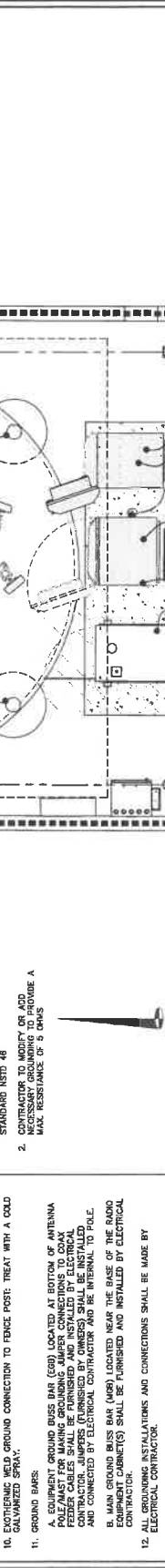
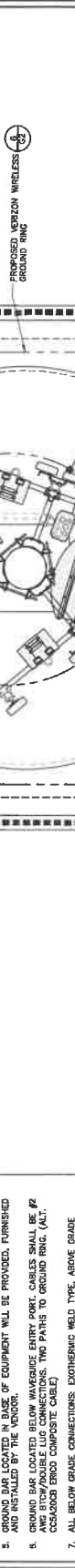
SCALE	NAME	SCALE	NAME	SCALE	NAME
NOT USED	TEST WELL	4	GROUND ROD	3	NOT USED
NOT USED	GROUND ROD	2	SCALE	NONE	2

SCALE	NAME	SCALE	NAME	SCALE	NAME
NOT USED	TEST WELL	4	GROUND ROD	3	NOT USED
NOT USED	GROUND ROD	2	SCALE	NONE	2

SCALE	NAME	SCALE	NAME	SCALE	NAME
NOT USED	TEST WELL	4	GROUND ROD	3	NOT USED
NOT USED	GROUND ROD	2	SCALE	NONE	2

NOTE:
 1. ALL GROUNDING TO BE INSTALLED IN ACCORDANCE WITH VERIZON WIRELESS STANDARD 1051-46
 2. CONTRACTOR TO VERIFY OR ADD MAX. RESISTANCE OF 5 OHMS

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS AND VERIZON GROUNDING STANDARD, NSIP 05-105-001
 2. ALL GROUNDING CONDUCTORS #2 AWG SOLID BARE THIN WIRE UNLESS OTHERWISE NOTED. (ALT. CCA4008 ERGO COMPOSITE CABLE)
 3. GROUND RING TO GROUND BAR CONNECTIONS SHALL BE CANNELDED QTY. (2) #2 AWG SOLID BARE THIN WIRE UNLESS OTHERWISE NOTED. (ALT. CCA4008 ERGO COMPOSITE CABLE)
 4. GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG B7CW W/DOUBLE LUG CONNECTIONS. (ALT. CCA4008 ERGO COMPOSITE CABLE)
 5. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FINISHED AND INSTALLED BY THE VENDOR.
 6. GROUND BAR LOCATED BELOW WAVEGUIDE ENTRY POINT, CABLES SHALL BE #2 AWG B7CW/DOUBLE LUG CONNECTIONS. TWO PAINS TO GROUND RING. (ALT. CCA4008 ERGO COMPOSITE CABLE)
 7. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
 8. EXTERIOR GROUNDING CONDUCTORS: BURIED TO A MINIMUM DEPTH OF 3'-0" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
 9. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, BRICK FOOTING, OR FENCE.
 10. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
 11. GROUND BARS:
 A. EQUIPMENT GROUND BARS (EGB) LOCATED AT BOTTOM OF ANTENNA ENCLOSURE SHALL BE LONG-BARRELED TYPES AND HAVE TORQUE CONNECTORS AND NON-OXIDIZING AGENT APPLIED TO INHIBIT CORROSION.
 B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO ENCLOSURE SHALL BE LONG-BARRELED TYPES AND HAVE TORQUE CONNECTORS AND NON-OXIDIZING AGENT APPLIED TO INHIBIT CORROSION.
 12. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
 13. ALL BOLTED TORQUE CONNECTORS SHALL BE LONG-BARRELED TYPES AND HAVE TORQUE CONNECTORS AND NON-OXIDIZING AGENT APPLIED TO INHIBIT CORROSION.
 14.



SCALE	NAME	SCALE	NAME	SCALE	NAME
NOT USED	TEST WELL	4	GROUND ROD	3	NOT USED
NOT USED	GROUND ROD	2	SCALE	NONE	2

GROUNDING LAYOUT,
 NOTES & DETAILS
 REVISION:
G1
5
 LAK-285

REV	DATE	DESCRIPTION	BY
A	04/27/16	90% CONSTRUCTION	R.C.
B	08/04/16	100% CONSTRUCTION	E.G.
C	11/03/16	ACCESS REVISION	B.D.
D	01/29/16	CLIENT REVISION	D.C.
E	02/09/16	RF REVISION	R.S.
F	04/02/16	CLIENT REVISION	E.C.

SPECTRUM
SPECTRUM SERVICES, INC.
 4405 S. AIRPORT DRIVE, SUITE 100
 ONYAH, CALIFORNIA 91761
 TEL: (909) 458-8440
 FAX: (909) 458-8448

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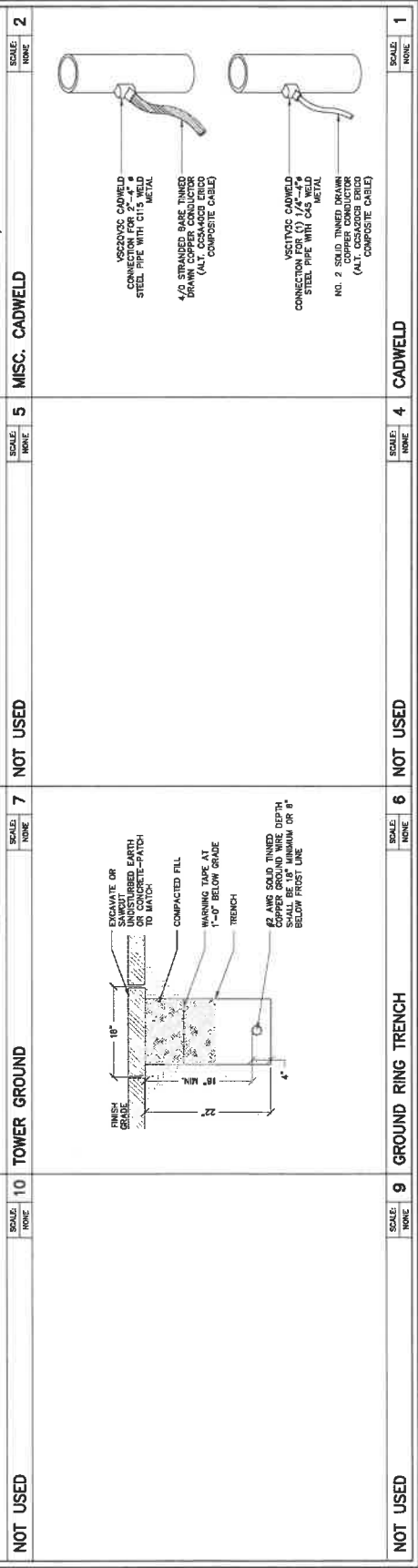
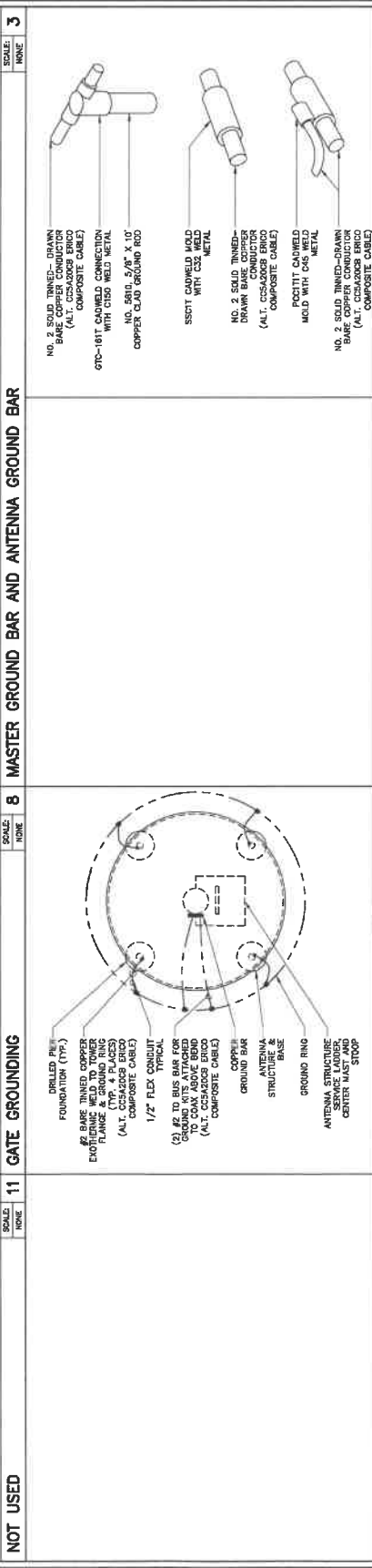
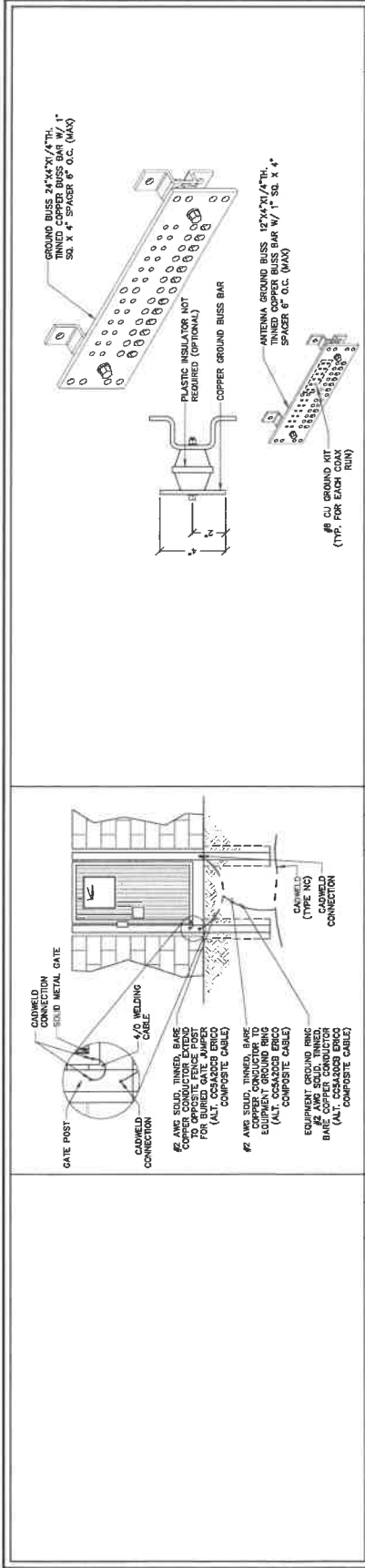
Verizon
 15055 SAND CANYON AVENUE, 01
 IRVINE, CALIFORNIA 92618



SPLYCLASS
 MTX-44 / B9C-15
 MCE
 63875 PASEO YUCCA WSTA
 DESERT HOT SPRINGS,
 CALIFORNIA 92240

APR 02 2018

SHEET TITLE:
GROUNDING DETAILS
G2
 REVISION:
5
 LAK-295



NOT USED
 SCALE: NONE

NOT USED
 SCALE: NONE

NOT USED
 SCALE: NONE





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: Plot Plan 25473 / EA42649

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: Desiree Bowdan Title: Project Planner Date: 9/25/2018

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 11/21/2013

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: N/A Date: _____

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 Desiree Bowdan at 951-955-8254.

Revised: 06/28/18
Y:\Planning Case Files-Riverside office\PP25473\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_PP25473_Negative_Declaration.docx

Please charge deposit fee case#: ZEA4264 ZCFG6029

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42649
Project Case Type (s) and Number(s): PP25473
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowdan
Telephone Number: (951) 955-8254
Applicant's Name: Los Angeles SMSA LLC, DBA Verizon Wireless
Applicant's Address: 4405 E. Airport Dr. Suite 100, Ontario, CA 91761

I. PROJECT INFORMATION

Project Description: The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 square foot lease area surrounded by a 6 foot high decorative block wall enclosure (project). The Project will be located on the (northwesterly corner) of the vacant property and access to the facility will be provided via a 30 ft. wide access easement from Indian Palms Drive.

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

B. Total Project Area: 1,067 sq. ft. on

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 664-260-013

D. Street References: The project is located at the southeasterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 East, Section 34

F. Brief description of the existing environmental setting of the project site and its surroundings: The parcel is a vacant parcel with no other structures on the property or within close proximity to the site location.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. Community Development: Mixed Use Area (CD: MUA)
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within any other special hazard zone (including flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to 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.

8. **Healthy Communities:** Not Applicable

B. **General Plan Area Plan(s):** San Gorgonio Pass

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

D. **Land Use Designation(s):** Mixed Use Area (MUA)

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

F. **Policy Area(s), if any:** San Gorgonio Pass Wind Energy Policy Overlay

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Community Development: Mixed Use Area (CD: MUA) to the north, east, west, and south.

1. **Area Plan(s):** Western Coachella Valley

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Mixed Use (MU)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Mixed Use (MU) in all surrounding parcels.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

August 3, 2018
Date

Desiree Bowdan

For Charissa Leach, Assistant TLMA
Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To reduce this potential impact, the project has been designed to be disguised as a faux water tank with browns and beiges for the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by decorative split face block masonry wall. With the incorporation of these measures, the project will have a less than significant impact to scenic resources. The project must comply with its 62 foot high faux water tank design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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:

According to GIS database, the project site is located more than 49.53 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a land designated as "Other Lands" under the Farmlands layer of GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There are no impacts

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

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. There are no impacts.

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. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned

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

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. There will be no impact.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2016. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 414, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the General Plan and the Reche Canyon/Badlands Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Therefore, there are no impacts.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. There are no impacts.

f) The project will not create objectionable odors affecting a substantial number of people. Therefore, there are no impacts.

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.

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Eastern Coachella Valley Multiple Species Habitat Conservation Plan Area (ECVMSHCP), however, it is not located within a conservation area. Therefore, there is no significant impact.

b-c) EPD site visit on 8/1/12, where, the site was identified to have nesting bird. Disturbance of this nesting bird habitat shall be avoided from February 1st to September 15th, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of this presence/absence survey be provided in writing to the Environmental Programs Division. (COA 60.EPD.2) The project will have a less than significant impact.

d) 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 corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials County Archaeologist Review, County Archaeological Report No. 4852 (PDA04852)

Findings of Fact:

a-b) According to PDA04852, no significant cultural resources are located within one mile of the area of potential effect. PDA04852 also concluded that it is unlikely that cultural resources, including Historic Properties will be affected by the proposed project. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials County Archaeologist Review, County Archaeologist Review, County Archaeological Report No. 4852 (PDA04852)

Findings of Fact:

a-b) According to PDA04852, no significant cultural resources are located within one mile of the area of potential effect. PDA04852 also concluded that it is unlikely that cultural resources will be affected by the proposed project. If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

e) In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 20, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 28, 2015, requesting that a specific set of Conditions of Approval be placed on the project. This request was granted and an email notification was sent on September 1, 2015. No other notifications were received. Per Public Resource Code 21074, this will not cause a substantial impact to tribal cultural resources. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) The site is mapped in the County's General Plan as having a low potential for paleontological resources (fossils). The proposed project site/earthmoving activities will not potentially impact this project. With incorporation of the recommended measures, the project will have less than significant impact on paleontological resources.

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
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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, County Geologist review (GEO02377)

Findings of Fact:

a-b) According to GEO02377, there are no active or potentially active faults trending towards or through the site. The potential for surface fault rupture to occur at the site is considered low (COA 10.PLANNING.19). California Building Code (CBC) requirements pertaining to commercial development will reduce the potential impact to less than significant. As CBC requirements are applicable to all commercial 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" GIS Database, County Geologist review (GEO02377)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GEO02377, the potential for liquefaction at the site is low. The project will have less than significant impact

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. 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) County Geologist review (GEO02377)

Findings of Fact:

According to GEO02377, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 10.PLANNING.19). California Building Code (CBC) requirements pertaining to residential development will reduce the potential impact to less than significant. As CBC requirements are applicable to all commercial 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.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope” County Geologist review (GEO02377)

Findings of Fact:

a) According to GEO02377, the possibility of debris flow is low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map” County Geologist review (GEO02377)

Findings of Fact:

a) According to GEO02377, the potential for subsidence and ground fissures at the site is considered low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologist review (GEO02377)

Findings of Fact:

a) According to GEO02377, the property is not subject to seiche inundation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not significantly change 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. Impacts are less than significant.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. There are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have 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
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

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. There are no impacts.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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 Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. 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				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 62 foot high faux water tank within a 624 square foot lease area. The installation of the faux water tank will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. The Department of Environmental Health has required a business

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There are no impacts.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

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, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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-19 "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. There are no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There are no impacts

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. There are no impacts.

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. There are no impacts.

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.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

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

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) 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. Impacts are 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, there is no impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There are no impacts.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows. There are no impacts.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. 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 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not 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. The project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well-defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well-defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. Therefore, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

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.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Mixed Use Area (CD:MUA) in the Western Coachella Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project site is located within the Desert Hot Springs Sphere Of Influence. This project was provided to Desert Hot Springs for review on December 5, 2013. The project will have no significant 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
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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 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-b) During the course of this entitlement process at this location for this project, the zoning classification changed from General Commercial (C-1/C-P) and Controlled Development (W-2) to the Mixed Use (MU) zoning classification. A disguised wireless communication facility is not a specifically listed use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowed within the MU zone. However parking lots and parking structures are permitted within the Mixed Use zone; subject to Plot Plan Approval. Pursuant to Section 9.86.D (Same Character and Intensity) of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and therefore is consistent with the MU zoning classification. Such a use is subject to the permit process which governs the category in which it falls." The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 62 foot high faux water tank. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a 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 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. There is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project 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. There is no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There is no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within 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. 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. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise	<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: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project is not located directly adjacent to railroad track. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise	<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: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located adjacent to Big Timber Road and Box Springs Mountain Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise	<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 additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<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) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project is a 62 foot high faux water tank with an equipment shelter in a 624 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA. Therefore, impacts are less than significant.

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

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to reduce the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to reduce the potential effects to school services. (COA 80.PLANNING.6) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to reduce the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposes a 62 foot high faux water tank with an equipment shelter in a 624 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

c) The project is not located within a County Service Area and commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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?

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?

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

Source: Riverside County General Plan

Findings of Fact:

- a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.
- c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.
- e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.
- g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.
- i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or 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 type="checkbox"/>	<input checked="" 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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. There will be no impact.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There will be no impact.

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: Not Applicable

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

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

VII. AUTHORITIES CITED

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

Revised: 9/25/2018 2:47 PM
EA42649



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



Juan C. Perez
Agency Director

08/23/18, 11:56 am

PP25473

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25473. 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 Telecom - Equipment Cabinet

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

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 - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-USE - NPDES INSPECTIONS

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

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

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

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

BS-Grade. 4 0010-BS-Grade-USE - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 4 0010-BS-Grade-USE - OBEY ALL GDG REGS (cont.)
yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK

The applicant shall obtain the required building permits from tyhe Building Department for the proposed 60"-0" high faux water tank with twelve (12) antennas, one (1) parabolic antenna, and six (6) RRUs located inside the faux watertank tower, as well as the 194 sq. ft equipment shelter, with a 30kw generator, two (2) GPS antennas and the 8'-0" high CMU wall.

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. **NOTE:** The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E Health

E Health. 1 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY

Proposal for the unmanned wireless communication facility includes a 30kW generator enclosed behind an 6 foot high CMU block wall to mitigate the noise. There are no apparent sensitive receivers in the immediate area, therefore, a noise study is not required.

This facility must not exceed the following worst-case noise levels 45 dB(A), 10 minute noise equivalent level (leq), between the hours of 10:00pm to 7:00am and 65 dB(A), 10 minute leq between 7:00am and 10:00pm.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY (cont.)

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

E Health. 2 0010-E Health-PAR - HAZMAT BEP

The facility requires a business 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 substances.

E Health. 3 0010-E Health-PP25473 - DEH COMMENTS

PP25473, Exhibit A, dated 11/27/14 proposes an unmanned wireless communication facility. No plumbing has been proposed. Future plans to install plumbing will require the submission of an On-site Wastewater Treatment System application. Further questions may be directed to 951-955-8980.

E Health. 4 0010-E Health-USE - EMERGENCY GENERATOR

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign

ADVISORY NOTIFICATION DOCUMENT**E Health**

E Health. 4 0010-E Health-USE - EMERGENCY GENERATOR (cont.)

shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.

f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.

g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.

h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

Flood

Flood. 1 0010-Flood-USE ELEVATE FINISH FLOOR

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 25473 is a proposal to construct a wireless communication facility in the Desert Hot Springs area. The site is located southeast corner of Paseo Yucca Vista and Indian Palms Drive - near the southwest corner of Indian Avenue and Pierson Boulevard.

The site is located within the Zone X floodplain limits near the western fringe of the Zone AO limits for Big Morongo Wash as delineated on Panel No. 06065C 0885G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This Zone X floodplain is defined as a 100-year floodplain with average depths less than one foot where Zone AO is 100-year floodplain with depths of 2 feet and velocity of 6 feet/second on an alluvial fan.

The site is subject to sheet flow type flooding from the

ADVISORY NOTIFICATION DOCUMENT**Flood**

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT (cont.)
northwest. The project shall be designed to allow for flow through during storm events. Any proposed inhabitable and insurable buildings or structures shall be floodproofed by constructing the finished floors a minimum of 24 inches above surrounding ground.

Planning

Planning. 1 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 2 0010-Planning-USE - CO-LOCATION

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

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

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

Planning. 4 0010-Planning-USE - DESERT/BLYTHE TELECOM

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760) 863-8271.

Planning. 5 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT (cont.)

The color of the faux water tank shall be either earth tones in order to minimize visual impacts.

The faux water tank shall not have any written language on the outside of the tank.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 6 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 7 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 8 0010-Planning-USE - GEO02377

County Geologic Report (GEO) No. 2377, submitted for this project (PP25473) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering Report Verizon Cellular Facility Spyglass - LAX-295", and is dated June 27, 2014. Geotechnical Solutions, Inc. also submitted the following: "Responses to County of Riverside Review Comment County Geologic Report No. 2377 Geotechnical Engineering Report - Verizon Spyglass LAX-295" dated August 12, 2014. This document is herein incorporated as a part of GEO02377.

GEO02377 concluded: 1.The site does not lie within an Alquist-Priolo Earthquake Fault zone.

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Planning

Planning. 8 0010-Planning-USE - GEO02377 (cont.)

2.The potential for direct surface fault rupture at the site is considered unlikely. 3.The potential for liquefaction is very low. 4.Hydroconsolidation of the soils should not pose any significant safety hazard to the proposed development. 5.The potential for any secondary effect of induced liquefaction , induced flooding, subsidence and landsliding are low. 6.Tsunamis and seiches are not considered a potential hazard to the project. GEO02377 recommended: 1.After the site clearing, the equipment shelter area should be scarified at top 12 inches below grade: moisture conditioned and compacted. 2.It is recommended to over excavate and re-compact the equipments pad area to a depth of 18 inches below finish subgrade and recompact. GEO No. 2377 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2377 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. 9 0010-Planning-USE - IF HUMAN REMAINS FOUND

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

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 9 0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

overlie adjacent human remains until: i)A County Official is contacted. ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii)The Coroner shall contact the Native American Heritage Commission within 24 hours. b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 10 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. 11 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - LOW PALEO (cont.)
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 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,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - LOW PALEO (cont.)

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. 12 0010-Planning-USE - MAX HEIGHT

Pursuant to this plan, the telecommunication facility tower shall not exceed 62-feet in height.

Planning. 13 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 664-260-013 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 14 0010-Planning-USE - NOISE REDUCTION

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

Planning. 15 0010-Planning-USE - PDA04852

County Archaeological Report (PDA) No. 4852 submitted for this project (PP25473) was prepared by Wayne H. Bonner of Michael Brandman Associates and is entitled: "A Cultural Resources Assessment Verizon Wireless Facility Candidate 'Spyglass', Desert Hot Springs, Riverside County, California" dated March 19, 2014.

The Archaeological survey was negative for cultural resources and the report concluded that it is unlikely that

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 15 0010-Planning-USE - PDA04852 (cont.)
cultural resources will be adversely affected by this project. PDA 4852 does not recommend additional cultural resource mitigation prior to construction and does not recommend archaeological or Native American monitoring during construction activities.

This document is herein incorporated as a part of the record for this project.

Planning. 16 0010-Planning-USE - SITE MAINTENANCE CT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 17 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the

ADVISORY NOTIFICATION DOCUMENT

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Planning. 17 0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 18 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 19 0020-Planning-USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25473 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25473, Exhibit A, Amended No. 1, dated 6/26/15.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; 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 PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

Planning-All. 3

0010-Planning-All-USE - PROJECT DESCRIPTION

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION (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 PP25473 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 PP25473, 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site [http://www.rctlma.org/planning/content/devproc/landsape/lan scape.html](http://www.rctlma.org/planning/content/devproc/landsape/lan%20scape.html). Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Transportation. 3 0010-Transportation-USE - LC RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Transportation. 4 0010-Transportation-USE - LC VIABLE LANDSCAPING

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

Transportation. 5 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-USE - STD INTRO (ORD 461) (cont.)
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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

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.

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.

Planning

060 - Planning. 1

0060-Planning-USE - ARCHAEOLOGIST RETAINED

Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied
 archaeologist.

060 - Planning. 2 0060-Planning-USE - GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 3 0060-Planning-USE - IF HUMAN REMAINS FOUND Not Satisfied

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - DESERT TORTOISE NOTICE Not Satisfied

The proposed project or portions of the proposed project are located within the CVMSHCP Desert Tortoise Notification Area. The Riverside County Planning Department Environmental Programs Division is required to provide notification to the U.S. Fish and Wildlife Service prior to

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - DESERT TORTOISE NOTICE Not Satisfied

the issuance of a grading permit so that any Desert Tortoises present on site could be salvaged if necessary. The applicant must provide written notice to EPD no less than 50 days prior to the issuance of a grading permit. The written notice must include the following information: Riverside County assigned Planning Case Number(s), Grading Permit Number, Start date of anticipated grading and Assessor's Parcel numbers. No grading permits shall be issued if notice is not provided at least 50 days in advance or a current and valid Desert Tortoise clearance survey that follows U.S. Fish and Wildlife Service protocol has been submitted to EPD.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA 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 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. 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 the Riverside County Planning Department, Environmental Programs Division (EPD).

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Fire

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-USE-CELL TOWER AND GENERATOR Not Satisfied

The above referenced plans have been reviewed and are approved by the Riverside County Fire Department with the following conditions:

1)Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110 and NFPA 30. 2)An on-site acceptance test shall be conducted as a final approval. The test of the transfer switch shall consist of electrically operating the transfer switch from the normal position. 3)A 40 BC fire extinguisher shall be installed 4)No smoking signs shall be posted 5)NFPA 704 placard shall be installed 6)Knox box shall be installed d)The address shall be posted and shall be a minimum of 12" letters and non contrasting

Applicant/installer shall be responsible to contact the Fire Department to schedule inspections. A re-inspection fee will be required if more than one (1) inspection is necessary. Requests for inspections are to be made at least 72 hours in advance and may be arranged by calling (951) 955 5282.

All questions regarding the meaning of these conditions should be referred to the Fire Department Planning & Engineering Staff at (951) 955 5282.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan 25473 date 6/26/15.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE INSPTN DPST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE INSPTN DPST Not Satisfied

Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 4 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. 5 0080-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require 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 substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of

Plan: PP25473

Parcel: 664260013

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ORD 810 O S FEE (2) (cont.) Not Satisfied

occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25473 is calculated to be .25 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25473 has been calculated to be .25 net acres.

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

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

Plan: PP25473

Parcel: 664260013

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied

- Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 5 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

Plan: PP25473

Parcel: 664260013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE LANDSCAPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

FILE COPY

DATE: December 5, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert	Riv. Co. Building & Safety – Plan Check	Riv. Co. Waste Management Dept.
Riv. Co. Environmental Health Dept.	Regional Parks & Open Space District	5th District Supervisor
Riv. Co. Public Health – Industrial Hygiene	Riv. Co. Environmental Programs Division	5th District Planning Commissioner
Riv. Co. Flood Control District	P.D. Geology Section	City of Desert Hot Springs
Coachella Valley Water Dist.	P.D. Landscaping Section	Palm Spring Unified School Dist.
Riv. Co. Fire Department – Palm Desert	P.D. Archaeology Section	
Riv. Co. Building & Safety – Grading	Riv. Co. Information Tech. – J. Sarkissian	

PLOT PLAN NO. 25473 – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Michael Hayes – Fifth/Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of 13th Street, southerly of Pierson Blvd, and westerly of Indian Canyon Drive – 0.25 Gross Acres - Zoning: General Commercial (C-1/C-P) and Controlled Development Areas with Mobilehomes (W-2-M) - **REQUEST: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 60 foot high faux water tank with twelve (12) panel antennas, one (1) parabolic antenna, and six (6) RRUs located inside the water tank tower. The 1,067 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, a 30kw generator, and two (2) GPS antennas. - APN: 664-260-013**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments Only Agenda on January 2, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at **(951) 955-3205** or email at **hshenghur@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: 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.

Danand

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-056

August 27, 2015

[VIA EMAIL TO: Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25473

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25473 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steven Weiss · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner) SpyGlass - PP25473 EA 42649 - GEO 02377 - CFG06029

CASE NUMBER(S): _____	Set I.D. No. _____
<input type="checkbox"/> Check box if all concurrent cases are to be withdrawn.	

APPLICATION INFORMATION

Applicant's Name: Los Angeles SPSA LP dba Verizon Wireless E-Mail: rnewton@spectrumse.com

Applicant's Contact Person: Randi Newton
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 4405 E. Airport Dr. STE 100
Ontario City: CA State: 91761 ZIP

Daytime Phone No: (909) 456-8401 ext. 13 Fax No: (____) _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 8/15/16

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

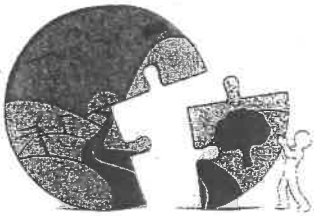
I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.

I Same Applicant verify that I am the new applicant and acknowledge the receipt thereof. My new address is 4405 E. Airport Dr. STE 100, phone number is 909-456-8401-ext. 13, and can be e-mailed at rnewton@spectrumse.com

(name of new applicant)

Justin Davis
Signature of Existing Applicant

Justin Davis
Signature of New Applicant



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: WIRELESS 60' CELL SITE

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 25473 DATE SUBMITTED: 11/21/13

APPLICATION INFORMATION

Applicant's Name: LOS ANGELES MSA LLC
DBA VERIZON WIRELESS E-Mail: _____

Mailing Address: 15505 SAND CANYON AVE BLDG 104
Street
IRVINE CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () _____

Engineer/Representative's Name: MICHAEL HAYES E-Mail: M.HAYES@SPECTRUMSE.COM

Mailing Address: 8390 MAPLE PLACE
Street
RANCHO CUCAMONHA CA 91730
City State ZIP

Daytime Phone No: (909) 268-3920 Fax No: () _____

Property Owner's Name: BREAN EDWARDS E-Mail: EAEDWARDS@YAHOO.COM

Mailing Address: 63655 PASEO YUCLA VESTA
Street
DESERT HOT SPRINGS CA 92240
City State ZIP

Daytime Phone No: (760) 406-1036 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 • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.25

General location (nearby or cross streets): North of 13th ST, South of

PASEO VILLA VISTA, East of INDIAN PALMS, West of INDIAN CANYON DR

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

CONSTRUCTION OF A G-STEAM CELL TOWER DISGUISED AS A FAUX WATER TOWER WITH EQUIPMENT AND EMERGENCY GENERATOR IN AN APPROXIMATE 1000' LEASE AREA

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NONE

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: LOS ANGELES SMOA DBA VERIZON WIRELESS
Address: 15505 SAND CANYON AVE BLDG 104 IRVINE, CA 92618
Phone number: 949-286-7000

Address of site (street name and number if available, and ZIP Code): UNADDRESSABLE PARCEL PASO YUCA USTA DESERT HOT SPRINGS 92240

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code: 664-260-013

Regulatory Identification number:

Date of list:

Applicant (1) M D Mage Date 11/20/13
Applicant (2) _____ 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

LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

Property Address: Unaddressed Parcel, desert Hot Springs, Ca. 92240
Assessor's Parcel Numbers: 664-260-013
Vested Owner: Jane A. Edwards Trust
Verizon Site Name: Spyglass

The undersigned, authorizes Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless, by AirTouch Cellular, its general partner, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits and or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner:

By:

Print Name: BRIAN L. EDWARDS

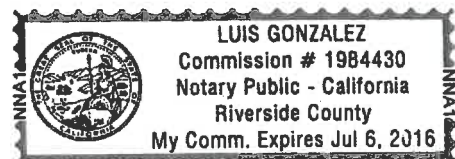
Date: 10-15-2013

State of CALIFORNIA)
) ss.
County of RIVERSIDE)

On 10/15, 2013, before me, LUIS GONZALEZ, notary public, personally appeared BRIAN L. EDWARDS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Luis G (Seal)





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 17, 2016

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: AB 52 Consultation Conclusion Letter

Dear Ms. Plotkin,

An AB 52 notification for PP25473, was sent to you on July 20, 2015. On August 28, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Agua Caliente Band of Cahuilla Indians for specific conditions of approval to be placed on the project. This request was granted and the condition was placed on the project. On September 01, 2015 an email was sent to you with the conditions of approval attached. These conditions of approval included your request.

At this time, other than the initial letter from the tribe, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. I have attached the final cultural conditions of approval (COA's) for your files.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Agua Caliente and considers AB 52 consultation concluded as of this letter's date. Planning will notify Agua Caliente when the Project's CEQA document is released for public review as well as when the Project is scheduled for a public hearing. Planning welcomes any additional comments you may have on this project under this public review period and/or at the public hearing.

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

Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Desiree Bowie, Urban Regional Planner I

Attachments: COA's



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

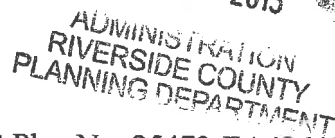
Jim Barrett, General Manager
Julia Fernandez, Board Secretary

December 18, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
1150.11
Geo. 020434-1
PZ 13-5077

Halimah Shenghur
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Mr. Shenghur:

Subject: Plot Plan No. 25473-EA42649

This is in response to your request for comments dated December 5, 2013, for the above referenced project. This project is outside of the Coachella Valley Water District's jurisdiction. We have no comments.

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

Sincerely,

Mark L. Johnson
Director of Engineering

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

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

SL/ch/eng/sw/Dec 13/Dev Review Ltr Plot Plan No. 25473

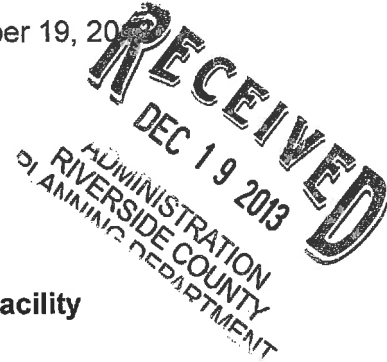




Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 19, 2013



Halimah Shenghur, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25473
Proposal: The PP proposes a wireless communication facility
APN: 664-260-013

Dear Ms. Shenghur:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of 13th Street and south of Pierson Boulevard, in the Western Coachella Valley Area Plan. To mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from disposal, the RCWMD recommends the following Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. 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.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross
Principal Planner

LAND LEASE AGREEMENT

This Land Lease Agreement ("Lease") made this 17 day of APRIL, 2018, ("Effective Date") between Brian L. Edwards, as Trustee of the Brian L. Edwards Trust dated May 10, 2011, with its principal offices located at 63655 Paseo Yucca Vista, Desert Hot Springs, California 92240, hereinafter designated "LESSOR" and Los Angeles SMSA Limited Partnership, dba Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. PROPERTY AND PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the "Property" and is legally described in Exhibit "A" attached hereto and made a part hereof), located at an unaddressed parcel, Desert Hot Springs, California 92240, and being described as a twenty-four-foot (24') by twenty-six-foot (26') parcel containing approximately six hundred twenty-four (624) square feet (the "Land Space"), together with the non-exclusive right (the "Access Right of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a right-of-way approximately twelve (12) feet wide, extending from the nearest public right-of-way, Indian Canyon Drive, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes ("Utility Right of Way") over, under, on or along one or more rights of way from the Land Space, said Land Space and Access Right of Way and Utility Right of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "B" attached hereto and made a part hereof. The Access Right of Way and Utility Right of Way do not create easements across, on, above, or under the Land Space. In connection with the installation of LESSEE's facility, LESSEE agrees to paint the following on LESSEE's proposed faux water tank: "Edwards Homestead/Established 1914" (the "Graphic"). LESSOR and LESSEE acknowledge and agree that the Graphic shall be in a format, color and size reasonably approved by LESSOR and the applicable governmental agency.

In the event that LESSEE's public utility company is unable to use the Utility Right of Way shown in Exhibit "B", LESSOR shall cooperate with LESSEE, at LESSEE's cost and expense, to locate an alternative Utility Right of Way so long as the alternative Utility Right of Way is not materially different in size and space when compared to the original Utility Right of Way.

2. TERM AND BASE RENT.

a. This Lease shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and be due. The initial term and all extensions shall be collectively referred to herein as the "Term."

b. LESSEE agrees to pay LESSOR a monthly sum of [REDACTED] ("Rent"), in advance on the first day of each month of the Term or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least

thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 21 below. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE. The Commencement Date shall be the earlier of (i) the first day of the month in which LESSEE commences any construction or installation of the equipment at the Premises or (ii) June 1, 2018. However, LESSOR and LESSEE acknowledge and agree that initial Rent payment(s) shall not actually be sent by LESSEE until sixty (60) days after the Commencement Date.

c. After written notice to LESSEE that Rent is late, LESSEE shall pay LESSOR a late payment charge equal to [REDACTED] of any amount not paid to LESSOR within ten (10) days after such payment is due. All payments received shall apply first to any interest owed and then to any principal amount owed. The provisions of this subsection shall survive the termination or expiration of this Lease.

d. LESSEE agrees to pay LESSOR a one-time, lump sum payment of [REDACTED] as additional rent within forty-five (45) days after full execution of this Lease. Such payment shall be non-refundable and shall not be considered Rent or any offset to Rent.

e. LESSOR hereby agrees to provide to LESSEE certain documentation (the "Rental Documentation") evidencing LESSOR's interest in, and right to receive payments under, this Lease, including without limitation: (i) documentation, acceptable to LESSEE in LESSEE's reasonable discretion, evidencing LESSOR's good and sufficient title to and/or interest in the Property and right to receive Rent payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom Rent payments are to be made pursuant to this Lease; and (iii) other documentation requested by LESSEE in LESSEE's reasonable discretion. From time to time during the Term of this Lease, but no more often than annually (unless LESSOR requests a change in payee) and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 21 below. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any Rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any Rent payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within thirty (30) days of obtaining an interest in the Property or this Lease, any assignee(s) or transferee(s) of LESSOR shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Lease and within thirty (30) days of a written request from LESSEE, any assignee(s) or transferee(s) of LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by any assignee(s) or transferee(s) of LESSOR shall be a prerequisite for the payment of any Rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any Rent payments to any assignee(s) or transferee(s) of LESSOR until Rental Documentation has been supplied to LESSEE as provided herein.

3. EXTENSIONS. This Lease shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

4. ANNUAL RENTAL INCREASES. Commencing on the first (1st) annual anniversary of the Commencement Date, and on each annual anniversary thereafter, Rent shall increase by an amount equal to [REDACTED] of the Rent in effect during the immediately preceding year or the Holdover Rent (as that term is defined in Paragraph 5(b) below) in effect during the immediately preceding year.

5. HOLDOVER TERM.

a. LESSEE's right to possess the Premises shall immediately terminate at the end of the Term or within ninety (90) days after the earlier termination of this Lease unless the Parties are then currently negotiating in good faith to reach a new agreement.

b. If upon the end of the Term or the earlier termination hereof, the Parties are in the process of negotiating a new lease agreement or extension to the Term in good faith, or otherwise upon the written consent of LESSOR, and LESSEE holds over past the expiration or earlier termination of this Lease, then the Rent in effect immediately prior to the expiration or earlier termination of this Lease shall be increased by one hundred twenty percent (120%) ("Holdover Rent"). Holdover shall be on a month-to-month basis subject to termination by either Party hereto upon thirty (30) days written notice to the other Party. Holdover is subject to all of the applicable terms of this Lease including without limitation the Holdover Rent and annual increases set out in Paragraph 4 above.

6. UTILITIES. LESSEE shall procure its own electrical, gas, telephone, trash, and other such services (collectively, "Utilities") under its own account and at its sole cost and expense. LESSOR shall reasonably cooperate with LESSEE's Utilities providers to bring Utilities to the Land Space. LESSOR shall not provide any Utilities whatsoever to LESSEE and under no circumstances shall LESSEE "submeter" from LESSOR. LESSEE's Utilities providers shall install their equipment solely within the Utility Right-of-Way or in another location at the Property to be approved in writing by LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed.

7. TAXES.

a. LESSEE shall have the responsibility to pay any taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of LESSEE's improvements, and any sales tax imposed on the Rent or Holdover Rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by

LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

b. LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's sole cost and expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this Paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

c. LESSOR shall provide LESSEE with copies of all tax, assessment, and/or charges notices on or including the Premises immediately upon receipt, but in no event later than thirty (30) days after receipt by LESSOR, along with written documentation received by LESSOR detailing any assessment or tax increases directly attributable to LESSEE's leasehold improvements, Premises, and Communications Facility (as defined below), if such written documentation is available (collectively, "Billing Documentation"). LESSEE shall submit payment of all tax-related assessments and/or charges payable under this Lease to LESSOR within thirty (30) days from LESSEE's receipt of Billing Documentation from LESSOR. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by LESSOR. The provisions of this subsection shall survive the termination or expiration of this Lease with respect to any taxes assessed during the Term and for which LESSEE is responsible hereunder.

8. PERMITTED USE.

a. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto, including transmitting and receiving its own wireless signals ("Permitted Use"). To facilitate its Permitted Use, LESSEE may, at LESSEE's sole cost and expense, construct, maintain, repair, remove, and operate a wireless communication facility (the "Communications Facility"), as more particularly described and depicted in Exhibit "B," and perform such other acts as are reasonably necessary for the Permitted Use. LESSEE may install, at LESSEE's sole cost and expense, a non-lethal security fence that may be placed on or within the perimeter of the Land Space.

b. All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates ("Subsequent Alterations"). Before commencing any Subsequent Alterations to the Premises, LESSEE shall submit plans and specifications to LESSOR in accordance with the Notices section in Paragraph 21 below for LESSOR's written approval, which approval shall not be unreasonably withheld, conditioned or delayed. In the event LESSOR does not either (i) object to the plans in writing or (ii) furnish LESSEE with written approval within thirty (30) days of the date LESSOR receives the plans, LESSOR will be deemed to have approved them. All work to be done by LESSEE shall be performed in accordance with the approved plans unless otherwise approved in writing by LESSOR, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, LESSOR's approval shall not be required for equipment replacements with equipment of a "like kind" or substantially similar in nature or that occur wholly within LESSEE's equipment cabinets.

9. GOVERNMENTAL APPROVALS.

a. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Lease all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Premises with respect to the proposed use thereof by LESSEE.

b. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained notwithstanding LESSEE's good faith efforts to obtain the same; (iv) LESSEE determines that any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its reasonable discretion, determines that the use of the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Lease upon payment to LESSOR of an "Early Termination Fee" equal to six (6) months' of the then-current Rent. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE and payment of the Early Termination Fee. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Lease shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder except for those terms and covenants which survive termination or expiration of this Lease.

10. MAINTENANCE AND REPAIR.

a. Throughout the Term, LESSEE, at its sole cost and expense, shall secure, maintain, and repair all areas where it enjoys exclusive control, which includes the entire

Premises, in a clean and neat manner, except for reasonable wear and tear. LESSOR shall not have any responsibility to secure, maintain, or repair any areas where LESSEE enjoys exclusive control. LESSEE shall promptly commence repairing any damage to any area where it enjoys exclusive control, which includes the Premises, to substantially the condition that existed prior to such damage.

b. LESSOR shall maintain and repair the Property as reasonably necessary for the Permitted Use and to permit access to and from the Communications Facility as required in this Lease, subject to reasonable wear and tear and damage from the elements. To the extent reasonably feasible, LESSOR shall provide LESSEE with written notice at least ninety (90) days before LESSOR commences any maintenance or repairs to the Property that will or reasonably might temporarily impair LESSEE's use of the Premises. LESSEE shall, at its sole cost and expense, promptly commence repairing any damage to the Property caused by LESSEE, or its agents, contractors, employees, or representatives upon receipt of such notice from LESSOR.

11. INDEMNIFICATION. Each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, representatives, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, representatives, contractors or agents. LESSEE shall also indemnify and save harmless LESSOR against and pay in full all losses, damages or expenses which LESSOR may sustain, incur or become liable with respect to any claim covered by that certain Indemnification Agreement between LESSOR and the County of Riverside ("County"), the form of which is attached hereto as Exhibit "C" and incorporated herein by this reference, except to the extent arising out of the willful misconduct or negligence of LESSOR or LESSOR's officers, agents or employees or LESSOR's breach of such Indemnification Agreement. To the extent the obligations under such Indemnification Agreement are triggered by a claim covered thereunder, LESSEE shall be solely responsible for any costs and fees to be paid to the County, including the deposit described therein.

12. INSURANCE.

a. From the Commencement Date until LESSEE's full completion of its removal and restoration duties described below in Paragraph 15 below, LESSEE will maintain at its own cost:

i. Commercial General Liability insurance (including bodily injury, personal and advertising injury, completed operations/products and contractual liability, and property damage) with limits of Two Million Dollars and 00/100 (\$2,000,000.00) per occurrence and Four Million Dollars and 00/100 (\$4,000,000.00) general aggregate; and

ii. "All-Risk" property insurance insuring LESSEE's equipment and its appurtenant personal property for full replacement costs; and

iii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a combined limit of Two Million Dollars and 00/100 (\$2,000,000.00) each accident for bodily injury and property damage; and

iv. Workers' Compensation Insurance (at statutory limits); and

v. One Million Dollars and 00/100 (\$1,000,000.00) of Employers Liability coverage each accident/disease/policy limit; and

vi. "Builder's Risk" property insurance during the construction of LESSEE's Communications Facility.

b. LESSEE shall procure all insurance policies required by this Paragraph 12 from an insurer licensed and authorized to do business in the State of California with an A.M. Best's Key Rating of not less than A-VII. LESSEE agrees that it will include LESSOR as an additional insured as their interest may appear under this Lease on the Commercial General Liability and Commercial Auto Liability insurance policies. LESSEE shall provide a certificate of insurance and a blanket additional insured endorsement to LESSOR as proof of said coverage required by this Paragraph 12.

c. LESSEE shall provide LESSOR with certificates of insurance and a blanket additional endorsement evidencing renewal of such coverage within thirty (30) days after any extension term commences.

13. LIMITATION OF LIABILITY. Except for the indemnification paragraphs in this Lease, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

14. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause interference to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Lease is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Lease or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause interference to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

15. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of this Lease, remove its building(s), antenna structure(s) (except footings deeper than three (3) feet below grade), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws (as defined in Paragraph 31 below). If such time for removal and restoration causes LESSEE to remain on the Premises after termination of this Lease, LESSEE shall pay Rent at the then existing monthly rate until such time as the removal of such building, antenna structure, footings, equipment, conduits, fixtures and all personal property are completed and LESSEE has executed and recorded all legally-required documents to fully reconvey to LESSOR all of LESSEE's right and interest in the Property as required in Paragraph 24 below.

16. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the Rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

17. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Lease, and covenants during the Term that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Lease. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property (or affecting LESSOR's title to the same) and no covenants, easements or restrictions any of which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above. By executing this Lease, LESSEE represents that it has independently determined to its own satisfaction that LESSOR is seized of good and sufficient title and interest to the Property.

18. INTEGRATION. It is agreed and understood that this Lease contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Lease shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of the Lease is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Lease. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Lease or to exercise any of its rights under the Lease shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Lease, in law or in equity.

19. GOVERNING LAW AND VENUE. This Lease and the performance thereof shall be governed, interpreted, construed and regulated in accordance with the laws of the State of California without regard to conflict of laws. Venue for any action or claim arising out of or connected with this Lease shall reside exclusively in the Superior Court of the County of Riverside ("Court"). All Parties to this Lease agree to be subject to the jurisdiction of the Court,

and waive all claims whatsoever that would defeat the jurisdiction of the Court to hear and adjudicate any claim arising out of or connected with this Lease.

20. ASSIGNMENT AND SUBLEASING.

a. This Lease may be sold, assigned or transferred by LESSEE without any approval or consent of LESSOR to LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Lease may not be sold, assigned or transferred without the written consent of LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. Any such assignment shall not release LESSEE of its obligations under this Lease.

b. LESSEE may sublease any portion of LESSEE's antenna structure at its sole discretion, upon prior written notice to LESSOR but shall not sublease any ground space within the Land Space to any third parties except to the extent necessary to install utility connections. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Lease and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto. The term "Sublease", "Sublet", "Sublessee" and any other similar term shall apply to any situation by which LESSEE allows a third party use of the Premises in any manner for co-location, whether it be by formal sublease, license or other agreement. All rights and responsibilities of LESSEE set forth in this Lease shall be enjoyed by and binding on any Sublessee.

i. In connection with the sublease of space on LESSEE's antenna structure, LESSOR shall enter into an agreement with the Sublessee for ground space at the Property outside of the Premises that Sublessee requires to locate its equipment and facilities. LESSEE shall receive one hundred percent (100%) of the rent for the Sublease of LESSEE's antenna structure and utility connections, and LESSOR shall receive one hundred percent (100%) of the rent, negotiated by LESSOR and Sublessee, for the ground space needed for the Sublessee's facilities that are located on the Property outside of the Premises.

ii. Notwithstanding any other provision of this Lease, LESSEE shall not be required to obtain approval from LESSOR for Subletting the Premises or any part thereof. LESSEE shall have the sole right to determine whether it will Sublet any portion of the Premises or whether it will sublease to any specific Sublessee.

21. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender,

addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Brian L. Edwards Trust
63655 Paseo Yucca Vista
Desert Hot Springs, California 92240
Attention: Brian Edwards

LESSEE: Los Angeles SMSA Limited Partnership,
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

22. SUCCESSORS. This Lease shall extend to and bind the heirs, personal representatives, successors and assigns of the Parties hereto.

23. SUBORDINATION AND NON-DISTURBANCE. If applicable, LESSOR shall obtain not later than fifteen (15) days following the execution of this Lease, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Lease shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Lease to any future Mortgage covering the Property, LESSOR shall obtain, at LESSEE's sole cost and expense, for LESSEE's benefit a non-disturbance and attornment agreement in the encumbering party's standard form or another form reasonably satisfactory to LESSEE, (the "Non-Disturbance Agreement"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Lease beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Lease, (2) fulfill LESSOR's obligations under the Lease, and (3) promptly cure all of the then-existing LESSOR defaults under the Lease. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Lease is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE, may, at its sole option and without obligation, cure or

correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Lease the sums paid by LESSEE to cure or correct such defaults.

24. RECORDING. LESSOR agrees to execute a Memorandum of this Lease which LESSEE may record with the appropriate recording officer, substantially in the form attached hereto as Exhibit "D" and made a part hereof. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments. LESSEE acknowledges that its recording of the Memorandum of this Lease places a cloud on LESSOR's title to the Property. Within thirty (30) days after the expiration or earlier termination of this Lease, LESSEE shall execute and record a full reconveyance or quitclaim of all of its rights and privileges granted hereunder with the appropriate recording officer in the County of Riverside, California. In connection with the foregoing, Rent or Holdover Rent as applicable during the time of expiration or earlier termination shall continue until LESSEE records such reconveyance or quitclaim.

25. DEFAULT.

a. In the event there is a breach by LESSEE with respect to any of the provisions of this Lease or its obligations under it, including the payment of Rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies in law or in equity for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.

b. In the event there is a breach by LESSOR with respect to any of the provisions of this Lease or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default in law or in equity against LESSOR unless and until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Lease if LESSOR fails, within fifteen (15) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to operate its equipment on the Premises; provided, however, that if the nature of LESSOR's obligation is such that more than fifteen (15) days after such notice is reasonably required for its performance, then it shall not be a default under this Lease if performance is commenced within such fifteen (15) day period and thereafter diligently pursued to completion.

26. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Lease, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Lease and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, each of the Parties shall use reasonable efforts to mitigate its own damages. In the event that either Party so performs an obligation of a Party in default, the Party in default shall immediately owe the other Party the full amount of the reasonable and actual cost and expense incurred to perform the omitted obligation, plus simple interest thereon from the date of payment at the lesser of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws.

27. ENVIRONMENTAL. LESSOR represents as of the Effective Date that neither LESSOR nor, to LESSOR's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any Hazardous Material (as defined below) on, under, about or within the Property in violation of any Law or regulation. LESSOR and LESSEE each agree that they will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Property in violation of any Law or regulation. LESSOR and LESSEE each agree to defend and indemnify the other and the other's partners, affiliates, agents and employees against any and all losses, liabilities, claims and/or costs (including reasonable attorneys' fees and costs) arising from any breach of any warranty or agreement contained in this Paragraph. "Hazardous Material" shall mean any substance, chemical or waste identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation (including petroleum and asbestos).

28. CASUALTY. In the event of damage by fire or other casualty to the Premises not the fault of or attributable to LESSEE or its agents or contractors or subcontractors, so as to render the Premises unsuitable that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty not the fault of or attributable to LESSEE or its agents or contractors or subcontractors, so as to render the Premises unsuitable so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Lease upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease. Notwithstanding such termination, LESSEE shall continue to pay the appropriate Rent or Holdover Rent and any monies due LESSOR until all of the removal and restoration requirements above are met. In the event LESSEE does not terminate this Lease in the event of such casualty, LESSEE shall be permitted to place a temporary facility on the Property in a location approved by LESSOR during restoration or repair of the Premises and Rent shall continue at the then-current rate in effect.

29. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's reasonable discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. The Parties will each be entitled to make their own claims as allowed by law. The sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the specific exercise of that power shall be treated as a taking by condemnation. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Lease. If LESSEE does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the Rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises.

30. SUBMISSION OF LEASE/PARTIAL INVALIDITY/AUTHORITY. The submission of this Lease for examination does not constitute an offer to lease the Premises and this Lease becomes effective only upon the full execution of this Lease by the Parties. If any provision herein is invalid, it shall be considered deleted from this Lease and shall not invalidate the remaining provisions of this Lease. Each of the Parties hereto warrants to the other that the person or persons executing this Lease on behalf of such Party has the full right, power and authority to enter into and execute this Lease on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Lease.

31. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all Laws relating solely to LESSEE's occupancy and use of the Premises; and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. Notwithstanding the foregoing, nothing in this Paragraph shall permit LESSEE to expand the Premises for any reason, except with LESSOR's prior written consent, which LESSOR may withhold in its sole but reasonable discretion. The Parties acknowledge and agree that this Paragraph constitutes a material provision of this Agreement.

32. BANKRUPTCY.

a. LESSOR and LESSEE hereby expressly agree and acknowledge that it is the intention of both Parties that if, during the Term of this Lease, LESSEE becomes a debtor in any voluntary or involuntary bankruptcy proceeding (a "Proceeding") under the United States Bankruptcy Code, 11 U.S.C. §§101, et seq. (the "Code"), this Lease is and shall be treated for all purposes and considered for all intents as an unexpired lease of nonresidential real property for purposes of Section 365 of the Code, 11 U.S.C. §365 (as may be amended), and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said Section 365 (as may be amended).

b. Any person or entity to which this Lease is assigned pursuant to the provisions of the Code, shall be deemed without further act to have assumed all of the obligations of LESSEE arising under this Lease both before and after the date of such assignment. Any such assignee shall upon demand execute and deliver to LESSOR an instrument confirming such assumption. Any monies or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid to LESSOR shall be the exclusive property of LESSOR, and shall not constitute property of LESSEE or of the estate of LESSEE within the meaning of the Bankruptcy Code. Any monies or other considerations constituting LESSOR's property under the preceding sentence not paid or delivered to LESSOR shall be held in trust for the benefit of LESSOR and be promptly paid to LESSOR.

33. EXHIBITS. All exhibits referenced in this Lease and attached hereto are made a part hereof and reincorporated herein by reference. In the event of a conflict between the terms and conditions of this Lease and those of any exhibit attached hereto, this Lease proper shall prevail. In the event of a conflict between the terms and conditions of any two or more exhibits or attachments hereto, those prepared by LESSOR shall prevail over those prepared by LESSEE, unless those prepared by LESSEE have been approved by LESSOR as indicated by LESSOR's authorized initials thereupon.

34. ATTORNEYS' FEES. The prevailing Party in any final or non-appealed court decision on the merits of the case arising from litigation hereunder may be entitled to its reasonable attorneys' fees and costs, including reasonable witness and associated fees if awarded in the sole discretion of the Court. With respect to any provision in this Lease providing for payment or indemnification of attorneys' fees, such fees shall be deemed to include reasonable fees incurred through any applicable appeal process and shall include but not be limited to fees attributable to legal services provided by any in-house counsel and staff to the prevailing or indemnified Party. For all purposes hereof, the services of attorneys and their staff shall be valued at the average hourly rate for independent legal counsel prevailing in Desert Hot Springs, California at the time any award is made by the Court.

35. LESSOR'S STATUTORY REMEDY. LESSOR shall have the remedy described in California Civil Code Section 1951.4 (LESSOR may continue this Lease in effect after LESSEE's breach and abandonment and recover Rent as it becomes due, if LESSEE has the right to sublet or assign, subject only to reasonable limitations).

36. PAYMENT OF SUMS DURING BREACH. The receipt of any sum paid by LESSEE to LESSOR after a non-monetary breach of this Lease shall not be deemed a waiver of such breach unless expressly set forth in writing by LESSOR.

37. LIENS. Throughout the Term, LESSEE shall keep the entire Premises free and clear from all liens and encumbrances. LESSEE shall at all times timely and fully pay and discharge any and all claims on which any such liens or encumbrances may or could be based in connection with the Permitted Use, and shall indemnify LESSOR against all such liens or encumbrances, claims of liens or encumbrances, and suits or other procedures that pertain thereto. Notwithstanding anything to the contrary in this Lease, LESSEE shall not have the right to execute or sign any document, instrument, or agreement, or to record or cause to be recorded any lien, encumbrance, or obligation that burdens the Property or Premises without the prior written consent from LESSOR, which LESSOR may withhold for any or no reason.

38. SURVIVAL. The provisions of this Lease relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Lease. Additionally, any provisions of this Lease which require performance subsequent to the termination or expiration of this Lease shall also survive such termination or expiration.

39. CAPTIONS. The captions contained in this Lease are inserted for convenience only and are not intended to be part of this Lease. They shall not affect or be utilized in the construction or interpretation of this Lease.

[Signatures appear on next page]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

BRIAN L. EDWARDS TRUST
DATED MAY 10, 2011

By: Brian L. Edwards
Name: Brian L. Edwards
Title: Trustee of the Brian L. Edwards
Trust dated May 10, 2011
Date: 3-06-2018

LESSEE:

Los Angeles SMSA Limited Partnership,
dba Verizon Wireless

By: AirTouch Cellular Inc. its General Partner

By: [Signature]
Name: STEVEN LAMB
Title: DIRECTOR - NETWORK
Date: 4/17/18

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of APN 664-260-013-8 as shown on Exhibit B attached herein, also known as Lot 20 of Tract 2060, in the County of Riverside, State of California, as per map recorded in Book 41 Page 9 of Maps, in the office of the County Recorder of said county;

TOGETHER WITH that portion of Lot C lying adjacent to the West lines of said Lot 20, and those portions of Lot A lying adjacent to the North line of Lots 20 through 25, inclusive, as vacated by the County of Riverside by Resolution recorded July 15, 1970 as Instrument No. 70- 67961 of Official Records, all as shown on Exhibit B attached herein.

APN: 664-260-013-8; 664-260-014-9; 664-260-015-0; 664-260-016-1; 664-260-017-2;
664-260-018-3

Exhibit "B"

LAND SPACE; ACCESS RIGHT OF WAY AND UTILITY RIGHT OF WAY

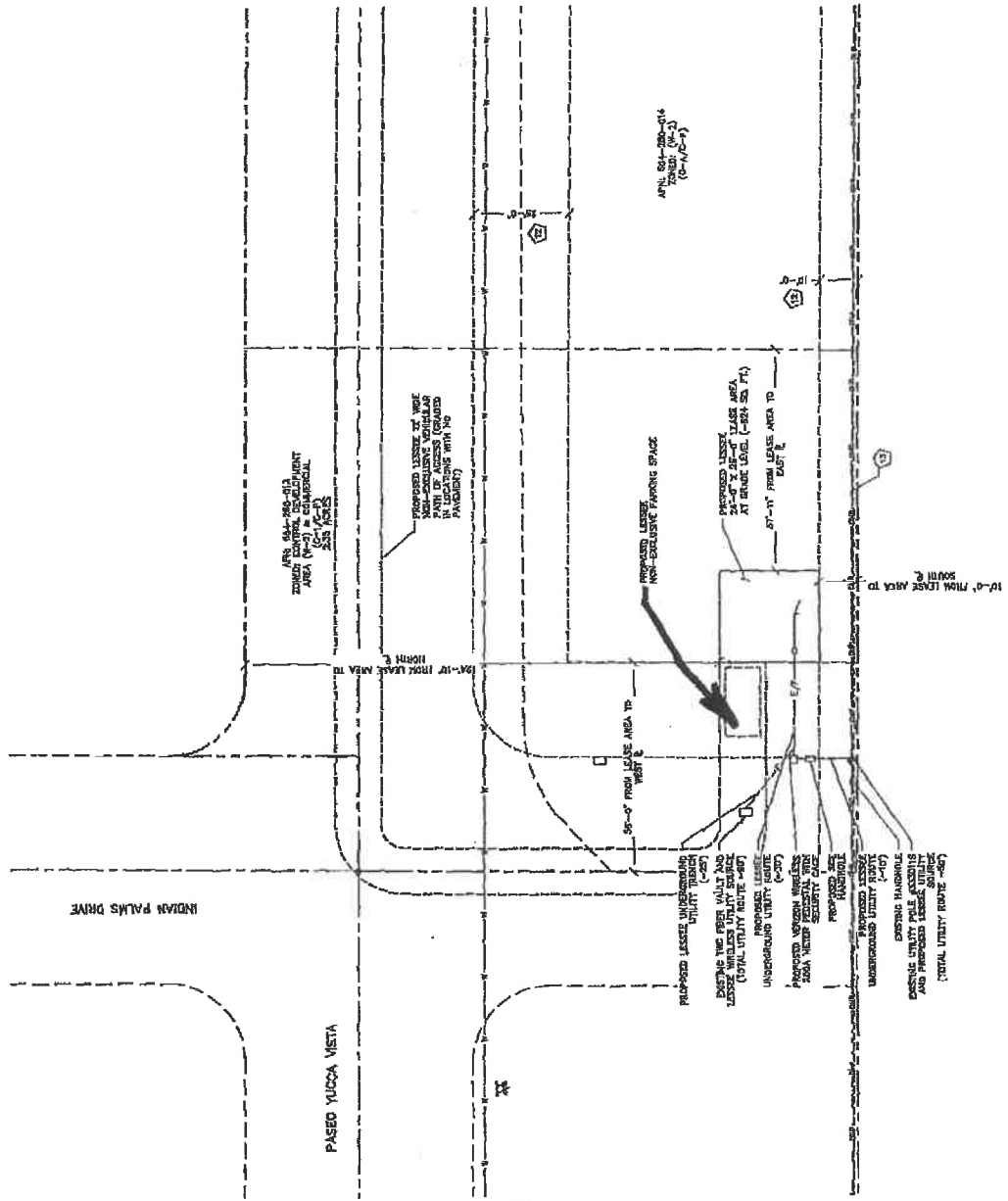
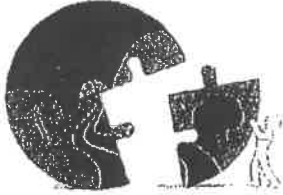


Exhibit "C"

INDEMNIFICATION AGREEMENT



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.

Property Owner(s) Signature(s) and Date

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.*

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Palm Desert, California 92211
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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.

Exhibit "D"

MEMORANDUM OF LAND LEASE AGREEMENT

Recording Requested by and
Upon Recording Return to:

McGuire Woods LLP
1800 Century Park East, 8th Floor
Los Angeles, CA 90067
Attn: Reena R. Yuba

[Space above this line for Recorder's Use]
D.T.T.=\$0; Lease term is less than 35 years
No prior recordings

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement ("Memorandum") is made this ____ day of _____, 2017, between Brian L. Edwards, as Trustee of the Brian L. Edwards Trust dated May 10, 2011, hereinafter referred to as "LESSOR," and Los Angeles SMSA Limited Partnership, dba Verizon Wireless, hereinafter referred to as "LESSEE."


1. LESSOR and LESSEE entered into a Land Lease Agreement (the "Agreement") on _____, 2017, for an initial term of five (5) years, commencing on the Commencement Date. The Agreement shall automatically be extended for four (4) extension terms of five (5) years each, unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term. The total guaranteed term of the Agreement is less than thirty-five (35) years.
2. LESSOR leases to LESSEE a portion of that certain property (the entirety of LESSOR's property is referred to hereinafter as the "Property") located at an unaddressed parcel in the City of Desert Hot Springs, California, legally described on Exhibit "A," attached hereto and made a part hereof, together with the non-exclusive right for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes.
3. The Commencement Date of the Agreement, of which this is a Memorandum, is as provided in the Agreement.
4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.
5. In the event that any terms, covenants or provisions in this Memorandum conflict with any terms, covenants or provisions in the Agreement, the terms, covenants and provisions

in the Agreement will control over the terms, covenants or provisions in this Memorandum.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

BRIAN L. EDWARDS TRUST
DATED MAY 10, 2011

By: 
Name: Brian L. Edwards
Title: Trustee of the Brian L. Edwards
Trust dated May 10, 2011

LESSEE:

Los Angeles SMSA Limited Partnership,
dba Verizon Wireless

By: AirTouch Cellular Inc., its General Partner

By: _____

Name: _____

Title: _____

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of APN 664-260-013-8 as shown on Exhibit B attached herein, also known as Lot 20 of Tract 2060, in the County of Riverside, State of California, as per map recorded in Book 41 Page 9 of Maps, in the office of the County Recorder of said county;

TOGETHER WITH that portion of Lot C lying adjacent to the West lines of said Lot 20, and those portions of Lot A lying adjacent to the North line of Lots 20 through 25, inclusive, as vacated by the County of Riverside by Resolution recorded July 15, 1970 as Instrument No. 70- 67961 of Official Records, all as shown on Exhibit B attached herein.

**APN: 664-260-013-8; 664-260-014-9; 664-260-015-0; 664-260-016-1; 664-260-017-2;
664-260-018-3**

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

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

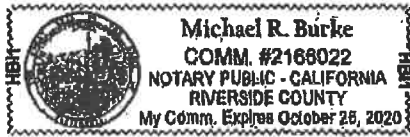
On Feb. 28, ²⁰¹⁸~~2017~~, before me, Michael R. Burke, Notary Public, personally appeared Brian L. Edwards, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Michael R. Burke
Notary Public

(Seal)



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

State of California)

)

County of Orange)

On _____, 2017, before me, _____ Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above



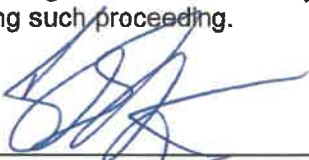
Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Reference: Verizon Wireless Project Site Name: "Spyglass"
Riverside County Plot Plot: 25473

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.

 4/10/18

Property Owner(s) Signature(s) and Date

STEVEN CAMB - DIRECTOR - NETWORK

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.*
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- *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.*

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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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)

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Customer EMail
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Payer Phone
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Affidavits
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Promo Type

Special Pricing

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Ad Size
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External Ad Number

Color

Pick Up

Production Color

Ad Type
Legal Liner

Production Method
AdBooker

Production Notes

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.m. on June 19, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS SUBMITTED BY 5:00 P.M. ON JUNE 19, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 25473, subject to the California Environmental Quality Act (CEQA) - EA4249 - Applicant: Verizon Wireless - Engineer/Representative: Verizon Wireless - REQUEST: The Plot Plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 62 foot high faux water tank, with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower. The 624 sq. ft. lease area proposes a six (6) foot high decorative block wall enclosure on the vacant parcel, and the proposed wireless communication facility is proposed to be located on the tower. The site is located at the address 4080 Lemon St. Riverside, CA 92502. The site is a 30' wide access easement from Indian Palms Drive. A.P.N.: 644-200-013

The project is located at the northwesterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

For further information regarding this application, please contact Desirée Bowdan, Project Planner, at (951) 955-8254 or e-mail at bowdan@rivco.org. The case file for the proposed application 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 St. 12th Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

69

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Run Dates
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RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on June 19, 2018.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON June 19, 2018. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 25473, subject to the California Environmental Quality Act (CEQA) – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Verizon Wireless – **REQUEST:** The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless, disguised as a 62 foot high faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower. The 624 sq. ft. lease area proposes a six (6) foot high decorative block wall enclosure on the vacant parcel, and the proposed wireless communication facility is proposed to be located on the (northwesterly corner) of the property and access to the facility will be provided via a 30' wide access easement from Indian Palms Drive. APN: 664-260-013

The project is located at the northwesterly corner of Indian Palms Drive and Paseo Yucca Vista, more specifically 63875 Paseo Yucca Vista.

For further information regarding this application, please contact Desirée Bowdan, Project Planner, at (951) 955-8254 or e-mail at dbowdan@rivco.org. The case file for the proposed application 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 St. 12th Floor, Riverside, CA 92501.

The decision of the Planning Director is considered final unless an appeal is filed by the applicant or interested party within 10 days of the approval date.

RECEIVED
Planning Dept.
JUN 18 2018

.....
PLOT PLAN NO. 25473, (DaB)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I understand that I will be notified of the time and date if public hearing is requested.

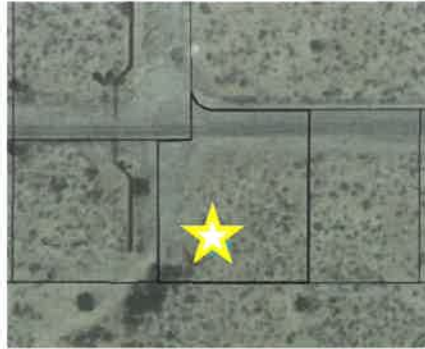
PRINTED NAME

SIGNATURE

PRINT STREET ADDRESS

PRINT CITY/STATE/ZIP

SITE LOCATION



**RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502**

**OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY**

**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 DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25473 – Intent to Adopt a Negative Declaration – EA42649 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton – Fifth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista – .25 Acres – Zoning: Mixed Use (MU) – REQUEST: The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 sq. ft. lease area surrounded by a six (6) foot high decorative block wall enclosure.

**TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: NOVEMBER 19, 2018
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211**

For further information regarding this project please contact Project Planner Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org, or go to the County Planning Department's Director's Hearing 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 Director 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Desiree Bowdan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/3/2018

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25473 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

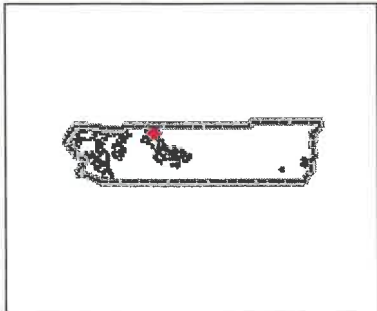
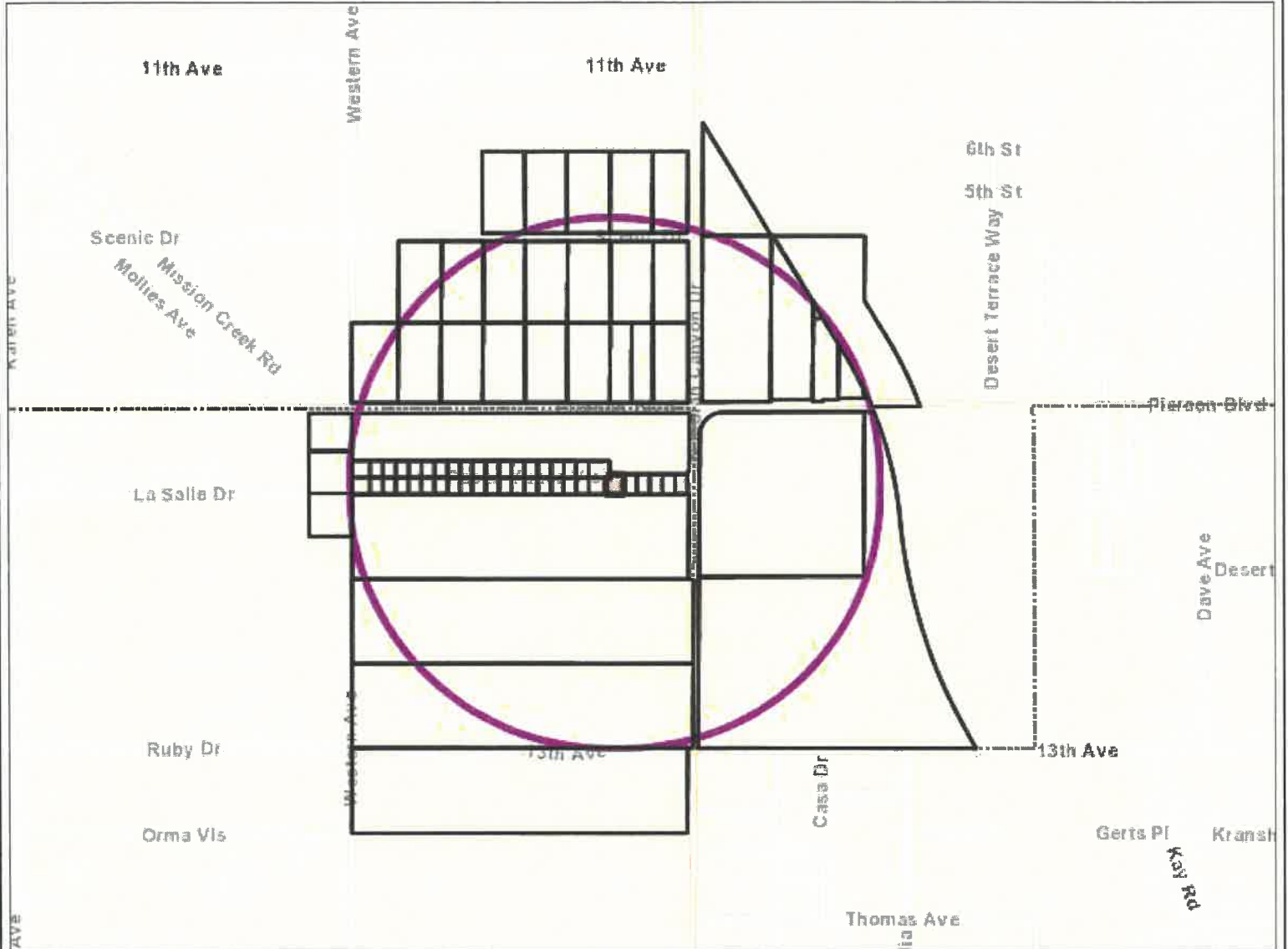
Riverside, Ca. 92502

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

8/13/18

Riverside County GIS Mailing Labels

PP25473



- 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... 5/3/2018 2:32:58 PM

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BRIAN L EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

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NSHE AUBURN
C/O C/O TIM HATZENBUHLER
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

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DSRT HOT SPG CA 92240

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RANCHO MIRAGE CA 92270

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63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

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3914 E CALLE SAN RAPHAEL
PALM SPRINGS CA 92264

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DSRT HOT SPGS CA 92240

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DANIELLE E DARLIN
8 PICKNEY CLOSE
LAGUNA NIGUEL CA 92677

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JANE A EDWARDS
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664200028
ROSE A GODFREY
C/O C/O MARTINA K RAVICZ
PO BOX 699
PALM DESERT CA 92261

OK

664070032
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

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STEVEN ZHI QIN
8651 ZERELDA ST
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STEVEN ZHI QIN
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RICARDO P IBARRA
HOPE K M IBARRA
KEVIN K M IBARRA

29276 AVENIDA LA VISTA
CATHEDRAL CY CA 92234

664110030
S K MADAN
SHOBHANA MADAN
P O BOX 24066
LOS ANGELES CA 90024

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STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

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8651 ZERELDA ST
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RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

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STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

664080015
AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

664080009
FRED CARNIGHAN
989 WOODBINE DR
ST LOUIS MO 63126

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JERRY G HANSON
CHERYL L HANSON
1802 PRINCE ALBERT DR
RIVERSIDE CA 92507

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NSHE AUBURN
C/O C/O TIM HATZENBUHLER
4343 E CAMELBACK STE 400
PHOENIX AZ 85018

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AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

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STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

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FISHBEIN PROP
222 E CARRILLO ST STE 400
SANTA BARBARA CA 93101

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AMIR A BUTT
1461 TAHOE ST
BEAUMONT CA 92223

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S K MADAN
SHOBHANA MADAN
P O BOX 24066
LOS ANGELES CA 90024

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BRIAN L EDWARDS
JANE A EDWARDS
63695 PASEO YUCCA VISTA
DSRT HOT SPG CA 92240

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PALM INV GROUP
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LOS ANGELES CA 90024

664080030
STEVEN ZHI QIN
8651 ZERELDA ST
ROSEMEAD CA 91770

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STEVEN ZHI QIN
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ROSEMEAD CA 91770



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DESERT HOT SPRINGS CA 92240

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ROSEMEAD CA 91770

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AMIR A BUTT
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BEAUMONT CA 92223

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JERRY G HANSON
CHERYL L HANSON
1802 PRINCE ALBERT DR
RIVERSIDE CA 92507

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PALM SPRINGS CA 92264

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DSRT HOT SPGS CA 92240

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ELLIOTT CONST INC
64085 OLYMPIC MOUNTAIN AVE
DESERT HOT SPRINGS CA 92240

664250008
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

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PINK BANANAS
EQUITY TRUST CO
EQUITY TRUST

16634 OAKVIEW CT
ENCINO CA 91436

664250002
JANE A EDWARDS
63655 PASEO YUCCA VISTA
DSRT HOT SPGS CA 92240

PP25473

**City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240**

**Palm Springs Unified School District
980 East Tahquitz Canyon Way
Palm Springs, CA 92262**

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

PP25473

**Los Angeles SMSA LP Verizon
Wireless
c/o Randi Newton
4405 E. Airport Dr. Ste. 100
Ontario, CA 91761**

**Jane A. Edwards
63655 Paseo Yucca Vista
Desert Hot Springs, CA 92240**



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.2

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	TR36430	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Strata Mountain Gate, LLC	
Zoning Area/District:	Homeland Area	c/o Eric Flodine	
Supervisory District:	Third 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 180 acres into 340 residential lots, 1 park, 1 school site, and community trail. The project is located north of Chambers Ave, east of Briggs Rd, south of McLaughlin Rd, and west of Emperor Rd.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36430**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 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. 36430 was originally approved at Planning Commission on July 31, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7780 where both applications were approved on September 9, 2014.

The First Extension of Time request was approved at the Planning Commission hearing on September 20, 2017.

The Second Extension of Time was received July 25, 2018, ahead of the expiration date of September 9, 2014. The applicant and the County discussed conditions of approval and reached consensus on August 1, 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 (August 1, 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 1st extension of time granted 1 year. This, 2nd 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 September 9, 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 September 9, 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 TR36430

Vicinity Map



Legend

- County Centerlines
- Blueline Streams
- ⋮ City Areas

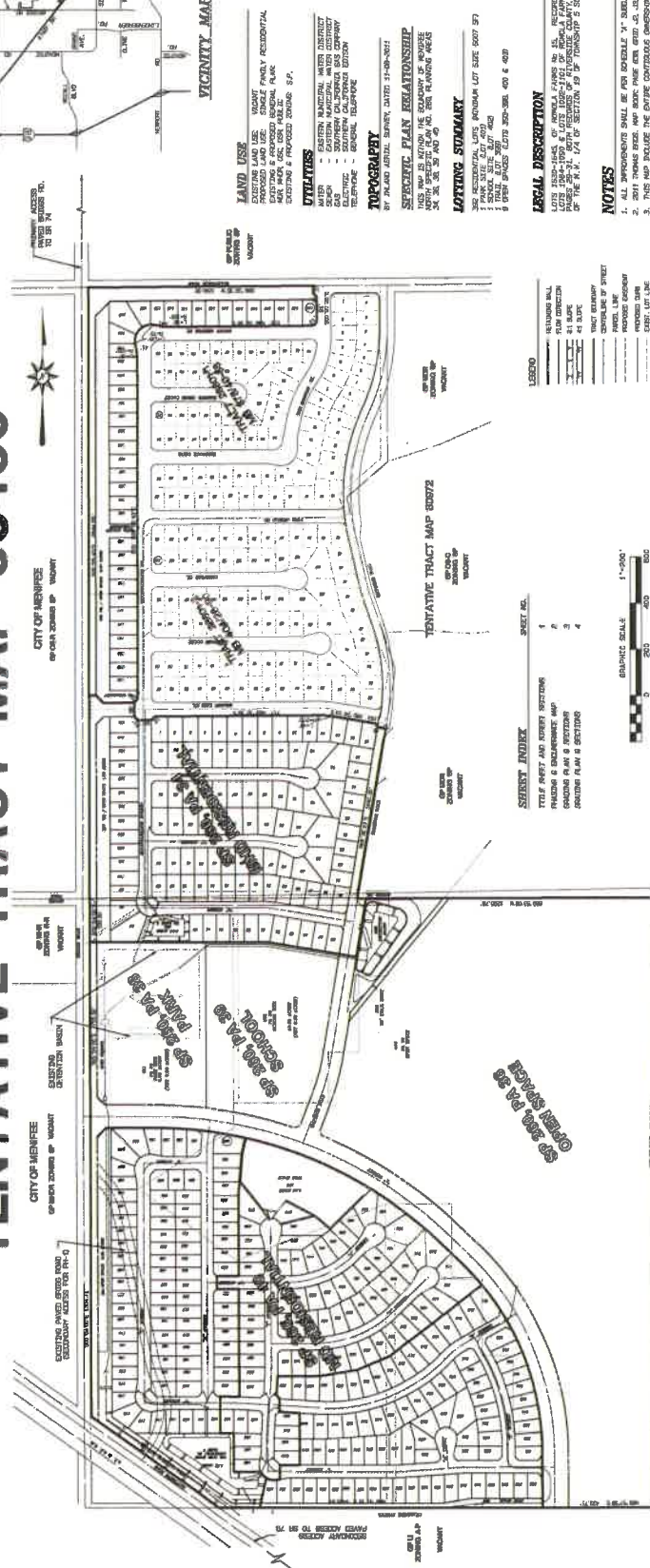
Notes

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 36430



APPLICANT
 STEVEN GUYTON, L.L.C.
 2500 AVENUE 118
 FORT BRAGG, CA 95925

OTHER
 STEVEN GUYTON, L.L.C.
 2500 AVENUE 118
 FORT BRAGG, CA 95925

ENGINEER
 JAMES W. HUGHES, CIVIL ENGINEER
 1501 COLLEGE AVENUE, SUITE 100
 FORT BRAGG, CA 95925

SECURITY DISTRICT
 THE CITY OF MENEFEE, CALIFORNIA
 1501 COLLEGE AVENUE, SUITE 100
 FORT BRAGG, CA 95925

ASSESSOR'S MAP NO.
 257-100-004 AND 005

LAND USE
 SINGLE-FAMILY RESIDENTIAL
 EXISTING & PROPOSED ZONING MAP
 EXISTING & PROPOSED ZONING MAP

UTILITIES
 WATER - EASTERN MOUNTAIN WATER DISTRICT
 GAS - SOUTHERN CALIFORNIA GAS COMPANY
 SEWER - WEST VALLEY WASTE WATER DISTRICT
 TELEPHONE - TELEPHONE COMPANY

TOPOGRAPHY
 BY PAUL H. JENKINS, JUNIOR, DATE: 11-08-2001

SUBJECT MATTER
 MOUNTAIN GATE & MOUNT MENEFEE STREET
 EMPIRESS ROAD & LOT 389 TRAIL
 257-100-004 AND 005

LEGEND

LEGEND
 UNIMPROVED LOTS
 LOT 389 TRAIL
 UNIMPROVED LOTS
 LOT 389 TRAIL

ACRES

EXISTING 200.00
 PROPOSED 200.00
 TOTAL 400.00

ACRES

EXISTING 200.00
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 PROPOSED 200.00
 TOTAL 400.00

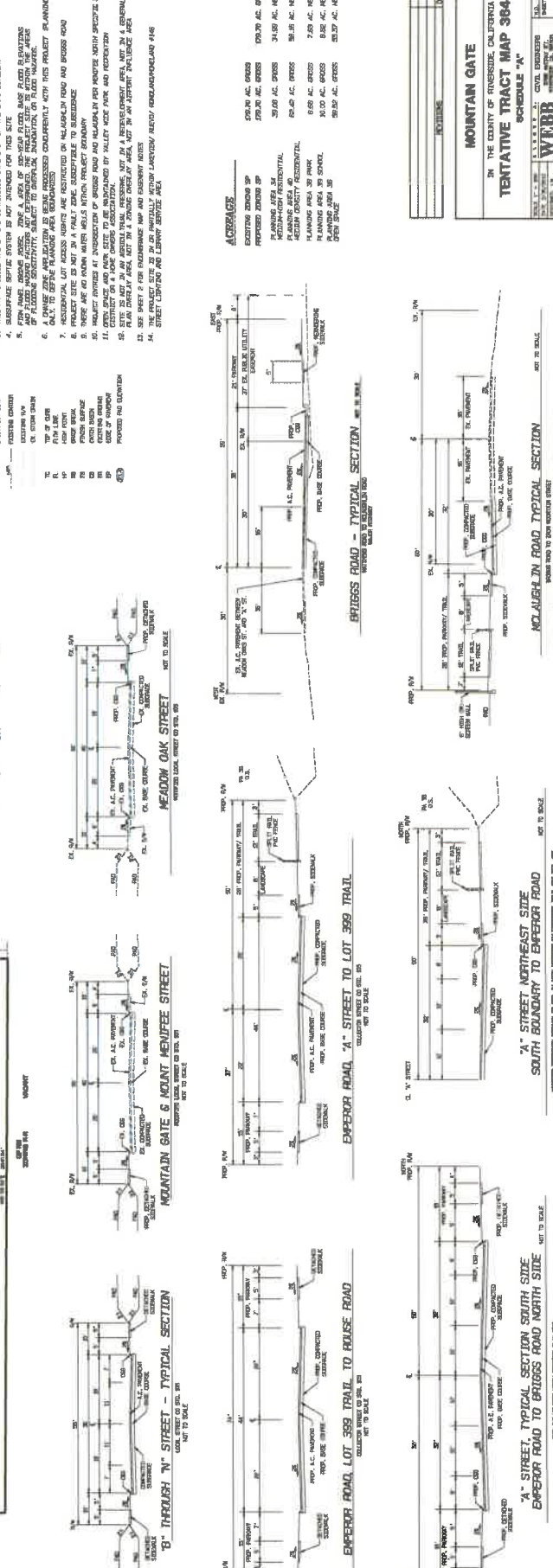
ACRES

EXISTING 200.00
 PROPOSED 200.00
 TOTAL 400.00

LOCAL DISCRETION
 ALL LOTS SHALL BE FOR IDEAL YR SUBDIVISION CROWDANCE 400. E 8 P 200
 ALL LOTS SHALL BE FOR IDEAL YR SUBDIVISION CROWDANCE 400. E 8 P 200
 ALL LOTS SHALL BE FOR IDEAL YR SUBDIVISION CROWDANCE 400. E 8 P 200
 ALL LOTS SHALL BE FOR IDEAL YR SUBDIVISION CROWDANCE 400. E 8 P 200
 ALL LOTS SHALL BE FOR IDEAL YR SUBDIVISION CROWDANCE 400. E 8 P 200

NOTES

1. ALL IMPROVEMENTS SHALL BE FOR IDEAL YR SUBDIVISION CROWDANCE 400. E 8 P 200
2. 30 FT THIRDS SIDE NW BOUND FROM CORNER OF SEC. 14 AND FROM CORNER OF SEC. 14
3. SUBDIVISION SYSTEM IS NOT INTENDED FOR THIS SITE
4. SCHEDULED SERVICE SYSTEM IS NOT INTENDED FOR THIS SITE
5. FIN FINE GRADE ADJUST. THE AREA OF 100-YEAR FLOOD BASE FLOOD RELATIVES OF FLOODING SENSITIVITY, SUBJECT TO DRYLAND INFORMATION ON FLOODING
6. ALL LOT AND ALLOTMENT BEING PRESENTED CONCURRENTLY WITH THIS PROJECT PLANNING
7. RESIDENTIAL LOT ACCESS RIGHTS ARE RESTRICTED ON MOUNTAIN GATE AND BUNDES ROAD
8. PROJECT SITE IS NOT IN A FLOOD ZONE. SUSCEPTIBLE TO SUBSIDENCE
9. THERE ARE NO KNOWN HAZARDOUS WASTE TRACTS OR CONTAMINATED SITES
10. THE SITE AND PARK SITE TO BE DEVELOPED BY VALLEY WIDE PARK AND RECREATION
11. OPEN SPACE AND PARK SITE TO BE DEVELOPED BY VALLEY WIDE PARK AND RECREATION
12. CEMENT A JOLE CROSSING ASSOCIATION, NOT IN AN APPROPRIATE AREA, NOT IN A GENERAL PLAN DESIGNATED AREA, NOT IN A ZONING DISTRICT AREA, NOT IN AN APPROPRIATE AREA
13. SEE SHEET 2 FOR DEMONSTRATION MAP AND DRAINAGE DRAINAGE
14. STREET LIGHTING AND LANTERN SERVICE AREA



REGISTERED PROFESSIONAL ENGINEER
 JAMES W. HUGHES
 CIVIL ENGINEER
 1501 COLLEGE AVENUE, SUITE 100
 FORT BRAGG, CA 95925
 DATE: 11-08-2001
 SHEET 1 OF 4 SHEETS
 PROJECT: TENTATIVE TRACT MAP 36430
 SCHEDULE "A"

TITLE BLOCK

APPENDICES

APPENDICES

APPENDICES

APPENDICES

APPENDICES

Extension of Time Environmental Determination

Project Case Number: TR36430
 Original E.A. Number: 42516
 Extension of Time No.: 2nd EOT
 Original Approval Date: September 9, 2014
 Project Location: North of Matthews Road, South of McLaughlin Road, East of Briggs Road, West of Emperor Road
 Project Description: Schedule A: The land division hereby permitted is to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

On September 9, 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, 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: 8/21/18
 For Charissa Leach, Assistant TLMA Director



August 1, 2018

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

RE: Acceptance of Conditions for the Second Extension of Time for TR36430

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR36430. I understand that there are no new conditions being added to this project since the new standard conditions were added and accepted during the first extension of time processed last year. Strata Equity Group accepts the terms of the Second Extension of Time for TR36430.

Thank you,

Eric Flodine
Strata Equity Group, Inc.

Real Estate Investments



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	TR33356M01	Applicant(s): Sand Creek
EA No.:40032	Addendum	Development – Angela Little
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	Representative(s): ACS Consulting -
Supervisory District:	Third District	Frank Artiga
Project Planner:	Deborah Bradford	
Project APN(s):	951-220-002	



Charissa Leach, P.E
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1. The proposed project is a minor change to Tentative Tract Map No. 33356 to do the following: (1) change the wastewater disposal from sewer to septic; (2) add water quality BMP's to mitigate runoff and increase BMP sizes within the tract; (3) change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138; and (4) to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road ("Project").

Tentative Tract Map No. 33356 (herein referred to as the "Original Map") was approved by the Board of Supervisors on July 12, 2011. The site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots.

The Project is located west of Anza Road, north of Linda Rosea Road, and south of Pauba Road

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER an ADDENDUM for Environmental Assessment No. 40032, 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 that none of the conditions described in California Code of Regulations, title 14 ("State CEQA Guidelines") section 15162 exist; and,

APPROVE TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Residential District
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Rural Community: Estate Density Residential (RC: EDR)
South:	Rural Community: Estate Density Residential (RC: EDR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Wine Country – Residential
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
East:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
South:	Rural Residential (R-R)
West:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
Existing Use:	Vacant land
Surrounding Uses	
North:	Single-family residential development
South:	Single-family residential development
East:	Single-family residential development
West:	Single-family residential development

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	42.4 gross	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High/State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone A, 14.89 miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Project was scheduled for the November 7, 2018 Planning Commission meeting. However, due to the County receiving a comment letter late in the afternoon on November 6th from the Rancho California Water District (RCWD) regarding their concerns with allowable capacity of septic systems within the Wine Country Policy Areas, the applicant requested their Project be continued to the December 19, 2018 Planning Commission meeting. On November 13, 2018, staff received a letter from RCWD stating that the proposed 16 residential Onsite Wastewater Treatment Systems (OWTS) does not exceed the wastewater discharge requirements of 1,200 gpd and they had no further opinion regarding the Project. This letter is included in the updated staff report package.

On February 10, 2005, Tentative Tract Map No. 33356 ("Original Map") and Change of Zone No. 7116 were submitted to the County for approval. The Change of Zone No. 7116 application requested to change the existing zoning from Rural Residential (R-R) to Open Area Combining Zone – Residential Development (R-5) and Residential Agricultural (R-A-1/2, R-A-1, and R-A-2). In April 2010, the Planning Commission recommended approval of both the Original Map and Change of Zone No. 7116.

On April 5, 2011, at the meeting of the Board of Supervisors ("the Board"), the applicant was given direction to re-design the Original Map with less density. In compliance with the Board's direction, the applicant reduced the number of residential lots from 19 to 16. Thereafter, on July 12, 2011, the Board approved the Original Map and the Change of Zone No. 7116.

On March 11, 2014, the Board adopted Resolution No. 2014-04, which included General Plan Amendment No. 1077 ("the Amendment"). The Amendment created the Temecula Valley Wine Country Policy Area and its three (3) districts: the Winery District, the Equestrian District, and the Residential District. As a result, the Original Map's zoning classification became inconsistent with the new Residential District it was placed under within the Temecula Valley Wine Country Policy Area.

So, on March 13, 2017 the applicant submitted Change of Zone No. 7933 to change the Original Map's zoning classification from R-5, R-A-1/2, R-A-1, and R-A-2 to Wine Country-Residential (WC-R) to make the zoning consistent with the General Plan's Temecula Valley Wine Country Policy Area – Residential District. The Change of Zone No. 7933 was approved by the Board of Supervisors on July 25, 2017.

On December 6, 2017, the applicant received their first extension of time, extending the expiration date of the Original Map to July 12, 2019. The extension of time was determined to be consistent with the Riverside County General Plan and Zoning Code pursuant to the originally approved findings and conditions of approval because there were no proposed changes to the Original Map design.

On December 21, 2017, the applicant submitted this Project to request a minor change to the Original Map, which includes changing the wastewater service from sewer to septic, adding water quality BMP's to mitigate runoff, increasing BMP sizes within the tract, changing the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and shifting the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road. Pursuant to Riverside County Ordinance No. 460, Section 8.2, Subsection M, it was determined that this Project is a minor change because it does not propose to change the density or basic design concept of the Original Map.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

State CEQA Guidelines provide that an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.
2. Substantial changes would occur requiring major revision 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.
3. New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;
 - c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Tentative Tract Map No. 33356, Minor Change No. 1 includes changing the wastewater disposal from sewer to septic, adding water quality BMP's to mitigate runoff and to increase BMP sizes within tract, changing the road designation for Interior Proposed Roads to Rural Road Standard No.138, and shifting the 14 foot trail to within the road right of way along Anza Road.

The Initial Study and Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed minor change and no new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

FINDINGS AND CONCLUSIONS

In order for the County to approve this Project, the following findings must be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Rural Community: Estate Density Residential (RC: EDR).

2. The Project site is located within the Temecula Valley Wine Country Policy Area (TVWCPA) – Residential District, and is consistent with the Southwest Area Plan Policy No. 1.5 regarding density as it was approved in 2011 prior to the creation of the TVWCPA in 2014. Since this Project does not change the density of the Original Map, both the Original Map and this Project will remain consistent with the General Plan and TVWCPA standards.
3. The Project site has a zoning classification of Wine Country – Residential. Ordinance No. 348, Section 14.93, Subsection A. General Standards, provides that the standards it sets forth shall apply to all uses and development in the WC-W Zones, except for residential subdivisions tentatively approved prior to the effective date of Ordinance No. 348.4729. Such subdivisions shall comply with the development standards of their previous zoning classifications in Ordinance No. 348. When the Original Map was approved in 2011, its zoning classification was Open Area Combining Zone – Residential Development (R-5) and Residential Agricultural (R-A-1/2, R-A-1, and R-A-2). Since the Original Map was approved prior to the effective date of Ordinance No. 348.4729 in 2014, the development standards of R-5, R-A-1/2, R-A-1, and R-A-2 existing at the time of the approval of the Original Map apply to this Project.

Minor Change Findings:

1. Ordinance No. 460, Section 2.2., Subsection M defines a minor change to an approved tentative map in the following manner:

“Minor Change means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided that the basic design concept is retained. A minor change cannot increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts shall, in all instances, be considered a minor change: Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No.86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8.”

This Project includes changing the wastewater service from sewer to septic, adding water quality BMP’s to mitigate runoff, increasing BMP sizes within the tract, changing the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ Standard No.138, and shifting the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road. The number of residential lots remain at 16 and the number of Open Space lots remain at two. This Project will result in a minor change to the lot lines and lot design, building pad location and grading to accommodate the change to septic as well as the change to the roads and trails. The basic design concept will be retained as shown by the two figures below. No conditions of approval are being removed, but additional conditions are proposed to address the inclusion of septic systems, which is appropriate for such change. The necessary soils reports were prepared to show that the septic systems are feasible to be constructed and can be adequately operated within the revised lot and grading design of the proposed Project. Therefore, based on the above, it is appropriate to process this Project as a minor change.

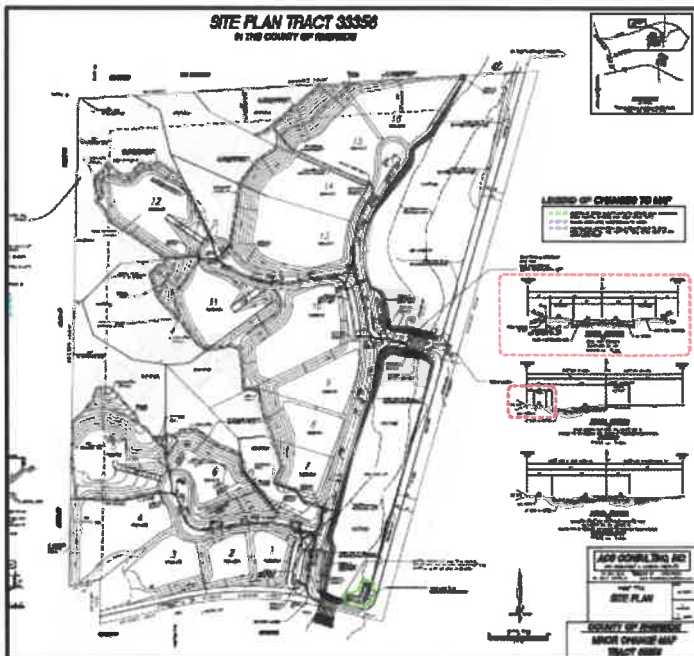
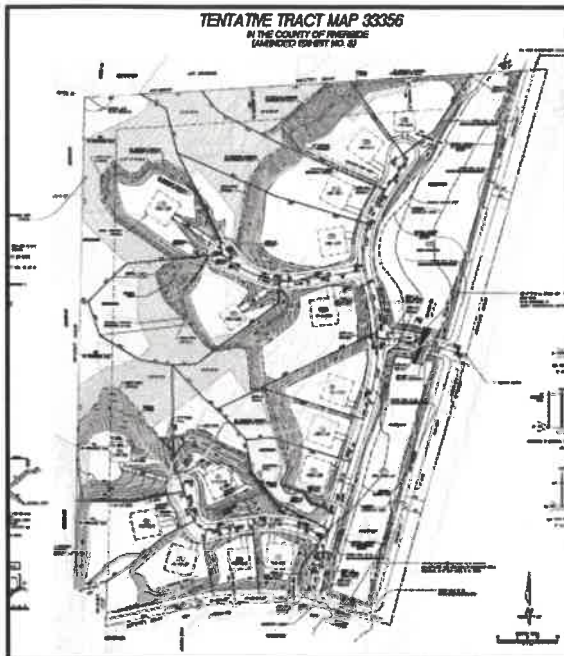


Figure 2. Tentative Tract No. 33356 ("Original Map") Figure 3 Tentative Tract Map 33356 Minor Change No. 1 ("the Project")

Fire Findings:

Note: While the Original Map site was not located in a high fire hazard area at the time of its approval, it is presently classified as a high fire hazard area and is within a State Responsibility Area (SRA). Despite not initially being within a SRA, conditions of approval were added to the Original Map, in compliance with Section 4290 and 4291 of the Public Resource Code, which required the placement of fire hydrants, blue dot reflectors, fuel modification plans, water plans, driveway lengths and access. These conditions of approval will still apply to this Project..

4. The Project is located within a CAL FIRE SRA, in a high fire hazard severity zone. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside County's Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a) This Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the conditions of approval applied to the Original Map will remain in effect. These conditions of approval require providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, water systems, access, and fuel modification plans.
 - b) Fire protection and suppression services will be available through Riverside County Fire Department.

- c) The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. Also, the conditions of approval applied to the Original Map will remain with approval of the Project. All necessary roadway infrastructure exists and the Project is located adjacent to Anza Road. Adequate accessibility to the Project site will be available for all emergency vehicles.

Additional Findings:

- 5. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
- 6. 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.
- 7. The initial application for the Original Map was applied for on February 10, 2005, and approved by the Board of Supervisors on July 12, 2011. Assembly Bill No. 52 (AB52) did not come into effect until July 2015. However, the adopted Mitigated Negative Declaration for EA 40032, under the Archaeological Resource section 8(b) requires that an archaeologist and a Native American monitor be retained on-site during ground disturbing activities. The Paleontological Resources section found that because the Project site is located within a High Potential/Sensitivity for unearthing paleontological resources a qualified paleontologist is required to be retained on site. The paleontologist will have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recover of fossil remains. Since the conditions of approval applied to the Original Map will remain in effect, the Project will not require a supplemental EIR or negative declaration, or further studies.
- 8. The Project site is located in Zone A, approximately 15 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Conditions of Approval applied to the Original Map as it relates to lighting standards for property located in Zone A will remain. Therefore, the Project will be in compliance with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
- 9. 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. Conditions of approval applied to the Original Map in regards to SKR fees will remain in effect with approval of this Project.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Addendum, the proposed Minor Change No. 1 ("Project") to Tentative Tract Map No. 33356 ("Original Map") 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 does not pose any detriment 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 date of this report, Planning Staff have not received written communication or phone calls from any person indicating support or opposition to this proposed Project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR33356M01
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Vicinity Map



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. This new General Plan may contain different types of land use than is provided in the current General Plan. The County of Riverside Planning Department offices in Riverside at (951)955-3200 (Riverside County) or in Palm Desert at (760)865-8277 (Eastern County) or Website: <http://planning.ecl.state.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

Supervisor: Washington
District 3

Date Drawn: 08/07/2018

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 offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.rcplma.org>

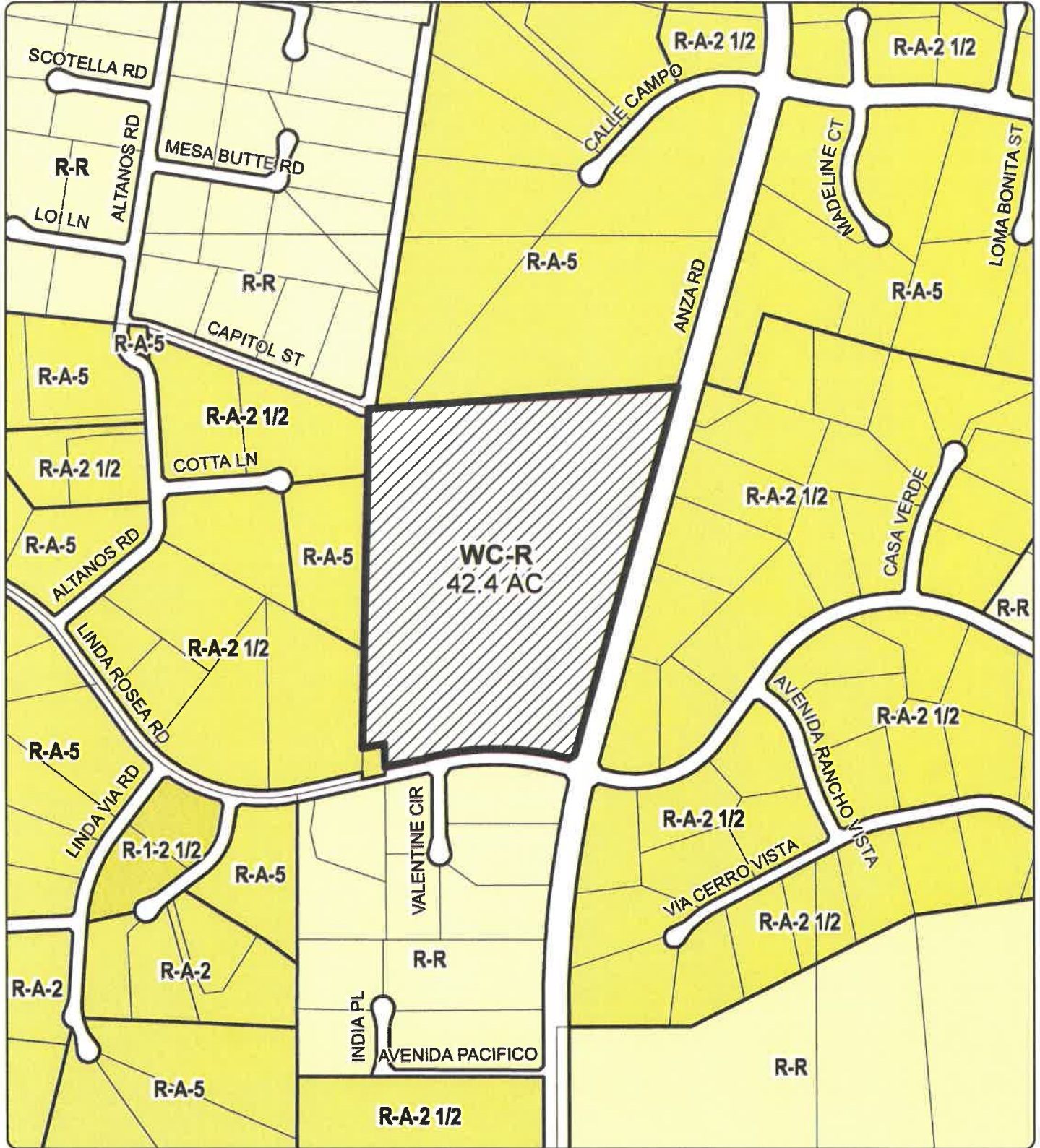
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

EXISTING ZONING

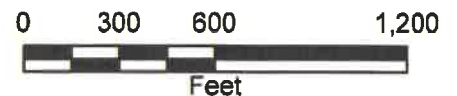
Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

EXISTING GENERAL PLAN

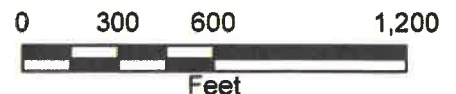
Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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GENERAL NOTES
LEGEND OF CHANGES TO MAP

- - - - - ADJUSTMENT OF WATER QUALITY STANDARDS TO MATCH WITH MANOR CHANGE MAP
- - - - - CHANGED PROPERTY LINES TO MATCH WITH MANOR CHANGE MAP
- - - - - CHANGED PROPERTY LINES TO MATCH WITH MANOR CHANGE MAP
- - - - - ADJUSTMENT OF WATER QUALITY STANDARDS TO MATCH WITH MANOR CHANGE MAP
- - - - - ADJUSTMENT OF WATER QUALITY STANDARDS TO MATCH WITH MANOR CHANGE MAP

SITE PLAN TRACT 33356
IN THE COUNTY OF RIVERSIDE

DATE REVISION
 DATE: 11-20-07
 BY: [Redacted]
 REASON: [Redacted]

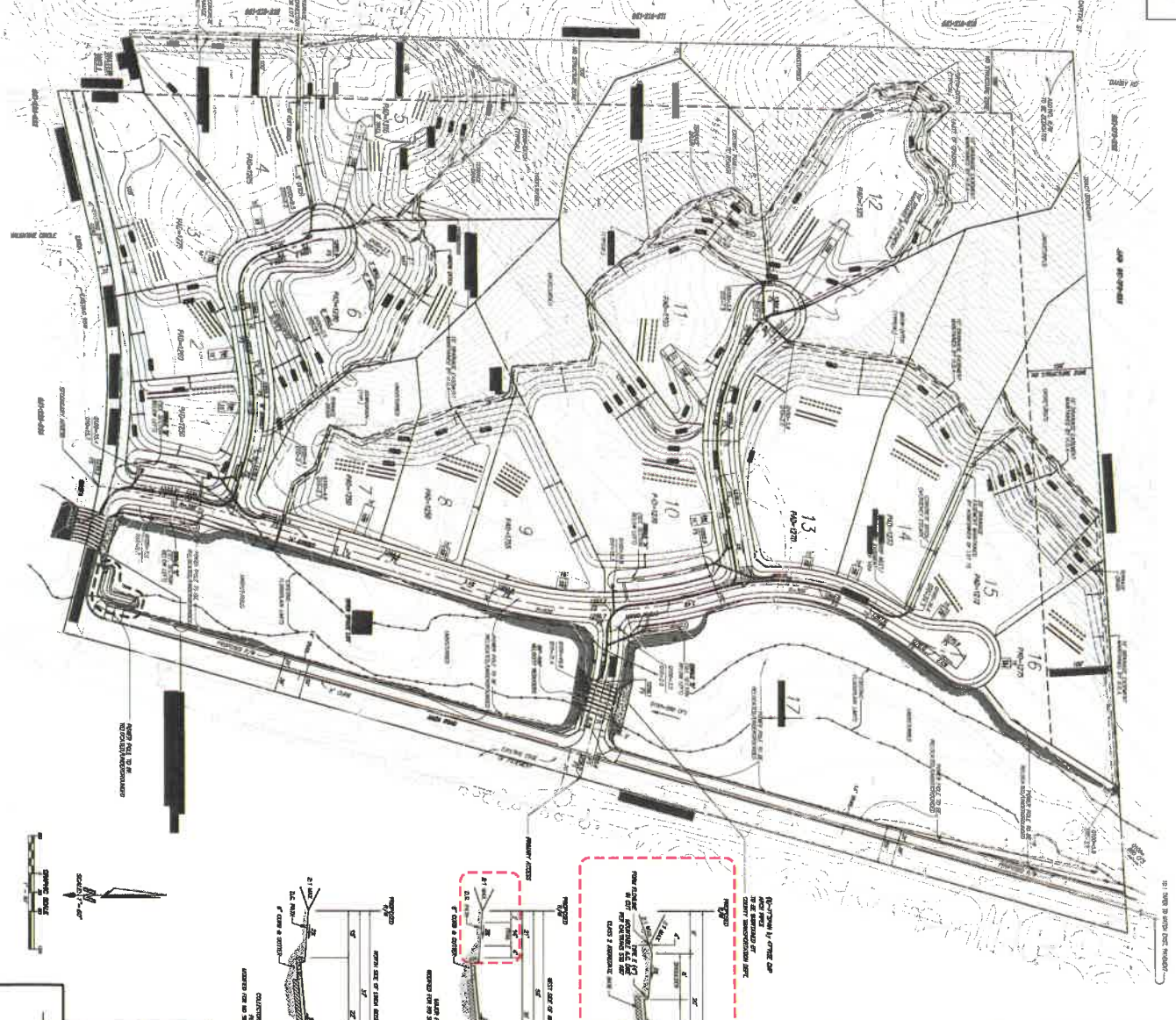
LAND OWNER / APPLICANT
 NAME: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]
 FAX: [Redacted]

ENGINEER
 NAME: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]
 FAX: [Redacted]

APPROVED STATEMENT OF COMPLIANCE
 APPROVED BY: [Redacted]
 DATE: [Redacted]

ASSISTANT COUNTY ENGINEER
 NAME: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]
 FAX: [Redacted]

GENERAL NOTES
 1. ALL CHANGES TO THIS MAP ARE SUBJECT TO THE APPROVED STATEMENT OF COMPLIANCE.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.



LET AREA TABLE

LOT	AREA (SQ. FT.)	AREA (ACRES)
6	1,234	0.028
7	1,567	0.036
8	1,890	0.043
9	2,123	0.049
10	2,456	0.056
11	2,789	0.064
12	3,123	0.072
13	3,456	0.079
14	3,789	0.087
15	4,123	0.095
16	4,456	0.103
17	4,789	0.110
TOTAL	34,567	0.794

TYPICAL SECTION

1/2" = 1'

DITCH SECTION

1/4" = 1'

MANOR CHANGE MAP

1/4" = 1'

ACCS CONSULTING INC.
 LAND DEVELOPMENT & SURVEYING SERVICES
 101 WEST 2ND STREET, SUITE 200
 PALMDALE, CA 91367
 PHONE: (818) 351-5151
 FAX: (818) 351-5152

SHEET TITLE
 SITE PLAN

COUNTY OF RIVERSIDE
MANOR CHANGE MAP
TRACT 33356

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40032
Project Case Type (s) and Number(s): TR33356M01
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Sand Creek Development – Angela Little
Applicant's Address: P.O. Box 181, Winchester, CA 92596

I. PROJECT INFORMATION

Project Description: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff, increase BMP sizes within the tract, change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road.

Tentative Tract Map No. 33356 and the Mitigated Negative Declaration for Environmental Assessment No. 40032 (herein referred to as Original Map) was approved by the Board of Supervisors on July 12, 2011. The site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots.

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

B. Total Project Area:

Residential Acres: 42.4 gross acres	Lots: 16 residential lots and 2 open space lots	Units:	Projected No. of Residents: 51 residents
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 951-220-002

D. Street References: North of Linda Rosea Road, south of Pauba Road, east of Butterfield Stage Road, and west of Anza Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 8 south, and Range 2 west

F. Brief description of the existing environmental setting of the project site and its surroundings: The site is currently vacant with elevations ranging from 1,225 feet above mean sea level (msl) at the southeast corner of the site to approximately 1,310 feet above msl at the northwest corner of the site. The topography of the site transitions from gently sloping with the lower elevation on the easterly half of the site to steeper small ridgelines and ravines on the westerly half of the site. A blue-line stream is located on the eastern portion of the site, parallel to Anza Road. The stream enters the site at the northeast corner and traverses the entire length of the site in a southerly direction. Vegetation onsite primarily consists of Riversidean sage scrub

and annual non-native grassland. Surrounding land uses include scattered residential lots on 2 acres or more to the north, east, west, and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Southwest Area Plan and is within the Temecula Valley Wine Country Policy Area – Residential District. When the Original Map was approved in 2011, the Temecula Valley Wine Country Community Plan had not been adopted. Therefore, the Minor Change will remain consistent with the allowable land uses, elements, and policies of the General Plan.
2. **Circulation:** The proposed Project is for a minor change to the Original Map. Because the minor change will not result in any change to circulation the proposed Minor Change remains consistent with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is for a minor change to the Original Map. One of the changes is to adjust the location of the 14' trail from the eastern boundary of the Project site to within the right-of-way along Anza Road. The Minor Change remain consistent with applicable Multipurpose Open Space Element policies.
4. **Safety:** The Minor Change will not result in changes that would affect emergency response services to the existing and future users of the Project site. Consistency with applicable Safety Element policies remain.
5. **Noise:** The proposed Project is for a minor change to the Original Map. Consistency with all applicable Noise Element policies and specifically Policy N 1.3 and N 1.4 will remain.
6. **Housing:** The proposed Project is for a minor change to the Original Map. No conflict with General Plan Housing Element policies will occur.
7. **Air Quality:** The proposed Project is for a minor change to the Original Map. A change from sewer to septic and the addition of water quality BMP's will include site preparation and construction-related activities. However, compliance with all applicable regulatory requirements to control fugitive dust during construction and grading activities will remain and no conflict with policies in the General Plan Air Quality Element will occur.
8. **Healthy Communities:** The proposed Project is for a minor change to the Original Map. One of the changes is to adjust the location of the 14' trail from the eastern boundary of the Project site to within the right-of-way along Anza Road. The location of the trail along Anza Road will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.
9. **Environmental Justice (After Element is Adopted):** Not applicable

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential

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

F. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Residential District.

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest
2. **Foundation Component(s):** Rural Community
3. **Land Use Designation(s):** Estate Density Residential
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Temecula Valley Wine-Country Policy Area – Residential District

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:** Wine Country - Residential

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

K. **Adjacent and Surrounding Zoning:** R-A-5 to the north and west, R-A-2 ½ to the east and R-R to the south,

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 checked="" 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 checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature Deborah Bradford

Date 10/24/18

Printed Name Deborah Bradford

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

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

Findings of Fact:

EA No. 40032: a) The prior EA stated that due to topography, vegetation, existing development and distance from State Route 79 no impact would occur.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. The finding of no impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA No. 40032: b) The prior EA stated that no major outcropping, unique or landmark features are located within the project vicinity and with the incorporation of development standards and design guidelines the project will result in aesthetically pleasing development and views of the surrounding environmental will not be obstructed. The EA determined that less than significant impacts would occur.

Addendum: b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will

remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA No. 40032: a) The prior EA stated that the project site is located within Zone 'A' approximately 14.89 miles from the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the lighting requirements of the Riverside County Ordinance No. 655 and conditions of approval the EA determined that impacts would be less than significant.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Compliance with Ordinance No. 655 is required and all prior conditions of approval still apply. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA. 40032: a-b) The prior EA determined that there would not be a substantial increase to day and nighttime light and glare due to the requirements of Ordinance No. 655 which requires specific type of lamp source and shielding of the light emissions. The EA concluded that impacts would be less than significant.

Addendum: a-b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All requirements related to Ordinance No. 655 would continue to apply. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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:

EA. 40032: a) The prior EA determined that the project site is located in an area designated as "Other Lands" and is not designated as, or adjacent to, designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The EA concluded that there would be no conversion of farmland to a non-agricultural use and no impact would occur.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: b) The prior EA determined that the project site does not conflict with an existing agricultural use, agricultural zoning, or a Williamson Act Contract. The EA concluded that no impact would occur.

Addendum: b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: c) The prior EA determined that the project site is not located within 300 feet of existing agriculturally zoned property. The EA concluded that no impact would occur.

Addendum: c) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: d) The prior EA determined that no agricultural uses are being conducted on the project site or within the immediate area. The EA concluded that no impact would occur.

Addendum: d) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. .

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

Source: Riverside County General Plan Figure OS-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:

EA. 40032: a-c) When the EA for the Original Map was prepared the inclusion of Forestry Resources was not a part of the environmental checklist form. Therefore, no previous analysis occurred in regards to Forest land or Timberland. However, the project site's land use designation was Estate Density Residential and was not zoned forest land, timberland, or timberland production. The site was vacant disturbed land with areas of grassland. No rezoning or conversion of forest land to a non-forest use occurred. Therefore no impact in regards to this issue area occurred.

Addendum: a-c) The proposed Minor Change is located within the same boundaries as the Original Map and is still comprised of vacant disturbed land. No change of zone to forest land, timberland, or timberland production has occurred. Therefore, the finding of no impact in regards to these issue areas will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

AIR QUALITY Would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

EA. 40032: a) The prior EA determined that ultimate development of the Original Map would not conflict with the 2003 Air Quality Management Plan (AQMP) and concluded that the project would result in less than significant impacts in regards to conflicting with the AQMP.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of the changes would induce significant construction emissions or operational emissions beyond those already evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. .

EA. 40032: b-c) The prior EA determined that ultimate development of the Original Map would not impact air quality beyond levels documented in EIR No. 441 prepared for the County of Riverside's General Plan. Additionally, cumulative short-term, construction-related emissions and long-term, operational emissions from the project would not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions would not exceed any SCAQMD daily threshold. The project would impact air quality in the short-term due to construction equipment and fugitive dust. Operational emissions would result due to vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, electricity generation and landscape equipment emissions. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation. The EA concluded that impacts would be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: b-c) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of the changes would induce significant construction emissions, operational emissions, violation of a federal or state air quality standard or cumulatively increase a threshold of a non-attainment status pollutant beyond those already evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: d) The prior EA determined that surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, ultimate development of the project site was not expected to generate substantial point source emissions. The air quality report indicated no significant impacts in the short-term during the construction phase and the long-term project impacts in the daily allowable emissions for the project's operational phase are considered not to be significant. The EA concluded that impacts would be less than significant.

Addendum: d) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These minor changes will not significantly increase air quality emissions that would now impact any surrounding sensitive receptors beyond what was already evaluated in the prior project. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: e) The prior EA stated that point source emissions are usually easily identifiable such as industrial facilities and operations. Ultimate development of the site will result in the construction of a residential development and will result in typical emissions associated with a residential project. The EA determined that the project would not result in the exposure of point source emissions to sensitive receptors located within one mile of the project site and concluded that less than significant impacts would occur.

Addendum: e) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: f) The prior EA determined that the ultimate development of the project site to a residential development would not result in the creation of objectionable odors affecting a substantial number of people. The EA determined that less than significant impacts would occur.

Addendum: f) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. No additional odor impacts related to either the use of septic or changes in BMPs for stormwater would occur. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

EA 40032: a-b) The prior EA determined that no conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) would occur and surveys to ensure protection of birds and their nests as protected by the Migratory Bird Treaty Act would be required. The EA concluded that no impact would occur in regards to these issue areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect such as the requirement to perform suitable burrowing owl surveys and compliance with the MBTE as it relates to nesting species. Therefore, the finding of no impact in regards to these issue areas will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the project could have a substantial adverse effect on sensitive species such as the burrowing owl. However, the EA concluded that with the incorporation of mitigation the project would have less than significant impacts.

Addendum: c) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The required mitigation measure will continue to be required to ensure that impacts will remain less than significant to burrowing owl. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. *A burrowing owl survey shall be completed 30 days prior to the commencement of grading activities.*

EA 40032: d) The prior EA determined that several drainage areas are present on the project site; however, none of the drainages contain persistent water flow. A study prepared by TeraCor in 2007 determined that no riparian/riverine or vernal pool resources will be impacted by project implementation. Therefore, the EA concluded that less than significant impacts would occur in regards to native or migratory fish or wildlife or interfere substantially with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Addendum: d) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect Therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) Based on The MSHCP Riparian/Riverine and Vernal Pool Habitat report prepared in 2007 it was determined that the project site was absence of any riparian/riverine or vernal pool resources. The EA concluded that less than significant impacts would occur in regards to this issue area.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: e) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect; therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that although several drainages are present on the project site none of these drainages consist of riparian/riverine or vernal pool characteristics as stated in the MSHCP Riparian/Riverine and Vernal Pool Habitat report prepared in 2007. The EA concluded with the incorporation of standard conditions of approval, less than significant impacts would occur in regards to adversely impacting federally protected wetlands.

Addendum: f) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map such as if any grading or construction occurs alongside the banks or within any natural watercourse the appropriate permits shall be obtained from the California Department of Fish and Wildlife or the US Army Corp of Engineers and provided to the Planning Department for review. Therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g) The prior EA determined that no trees are located onsite that are subject to protection through local policies or ordinances. The EA determined that no impact would occur.

Addendum: g) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. No trees subject to protection occur on the site; therefore, a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-b) The prior EA determined that no historic sites or resources were identified within the project boundaries. The EA determined that less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source: Project Application Materials.

Findings of Fact:

EA 40032: a) The prior EA determined that no archaeological sites were identified within the project boundaries. The EA determined that no impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact remains. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined no prehistoric or cultural resources were identified within the study area by the literature review, record search and the field study. However, in the utmost of caution a standard condition of approval was applied to require that an archaeologist and Native American monitoring be provided during ground disturbing activities. The EA determined that less than significant impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts would remain.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring will continue to apply to the project. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined no prehistoric or cultural resources were identified within the study area by the literature review, record search and the field study. However, in the utmost of caution a standard condition of approval was applied to state that should any human remains be encountered the requirements of the State Health and Safety Code Section 7050.5 shall be required to ensure no further disturbance occurs and the necessary procedures are followed to determine origin, notification to descendants, and treatment of the remains. The EA determined that less than significant impacts would occur.

Addendum: c) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply, including the requirement to comply with the State Health and Safety Code should human remains be located, and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that no known religious or sacred uses were found within the Project area. The EA determined that no impacts would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply, including the requirements to have onsite Native American monitors, and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

GEOLOGY AND SOILS Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-b) The prior EA determined that the project site is not located within an Alquist-Priolo earthquake fault or County fault zone. No faults however, are known to exist on the Project site. However, according to the County Geologist, the site is likely to experience strong ground shaking during the design life of the proposed development. The closest active fault is the Elsinore Fault Zone, located about 4.2 miles from the site. Standard conditions of approval pertaining to development will ensure the impact in regards to these issue areas will be less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes will not affect the project to result in exposure of people to additional seismic hazards beyond what already occurs and was evaluated in the prior EA. All prior conditions of approval still apply and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

EA 40032: a) The prior EA determined that liquefaction at the site is a potential hazard. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading. As a condition of approval an environmental constraints sheet (ECS) shall be prepared relative to the potential landslide and liquefaction hazards at the site. The EA concluded that with the incorporation of mitigation measures impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the existing mitigation (listed below) and applied conditions of approval, impacts will remain less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

- The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction and a note shall be placed on the ECS stating that the site is subject to the potential hazard of liquefaction, therefore, mitigation such as remedial grading or structural design improvements are required prior to placement of settlement sensitive structures on the site.*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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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:

EA 40032: a) The prior EA determined that the project site is located in a seismically active region the project site could be subject to seismic ground shaking from a regional earthquake. The EA concluded that with compliance with conditions of approval including the California Building Code requirements applicable to all development projects, impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

13. Landslide Risk

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is relatively hilly with a maximum overall elevation change of approximately 200 feet. In addition, due to sandy soil conditions a moderated to significant landslide hazard and slope instability exists on the project site. The EA concluded that with the incorporation of mitigation measures impacts related to landslide risk will be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. Therefore, with the existing mitigation (listed below) and applied conditions of approval impacts will remain less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The following mitigation measure would continue to remain in effect for the Project:

1. *An Environmental Constraint Sheet shall be prepared with notes requiring an assessment by a project engineering geologist or geotechnical engineer during grading.*

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:

EA 40032: a) The prior EA determined that the project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The EA concluded that less than significant impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the applied conditions of approval and compliance with CBC requirements, the finding of less than significant impacts will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

EA 40032: a) The prior EA determined that no volcanoes exist in the project vicinity, no steep slopes that would generate a mudflow, and no large bodies of water in close proximity of the project site that would produce an earthquake-induce seiche. The EA concluded that no impacts would occur regarding this issue area.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

16. Slopes

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

EA 40032: a-b) The prior EA determined that grading will alter the topography; however, to reduce impacts the grading will following the natural contours of the land so that slopes will reflect the natural rounded terrain and will not result in slopes greater than 2:1. The EA concluded that less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts remain. The proposed changes will not result in any additional impacts to the terrain or slopes beyond what was already evaluated in the prior CEQA document. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) When the Original Map was approved, the applicant was proposing to connect to a sanitary sewer system and the EA concluded that no impact would occur in regards to grading affecting or negating subsurface sewage disposal systems.

Addendum: c) The proposed Minor Change includes the change from sewer to septic. New impacts associated with a subsurface sewage disposal system will be less than significant with the incorporation of standard conditions of approval and requiring an updated percolation report for each individual lot to provide clearance for the installation of subsurface sewage disposal systems. The revised report will supersede the approved preliminary report from Earth Strata dated April 18, 2018. In addition to standard grading requirements and location of the septic system, grading will not negate or negatively affect the proposed subsurface sewage disposal system. Therefore, the proposed change from a sewer system to a subsurface disposal system will not result in a new significant impact from what was analyzed by the previous EA. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site may have the potential to result in soil erosion during grading and construction. The EA concluded that with the incorporation of standard conditions of approval the impact would be considered less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project site is located in an area susceptible to subsidence. California Building code (CBC) requirements pertaining to soil stability are applicable to all residential development. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval, including requirements to comply with the latest CBC regulations, still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) When the EA was prepared question (c) was not listed in the environmental checklist form. In addition the Original Map was going to connect to a sanitary sewer system so, this question was not applicable to the original proposal.

Addendum: c) The proposed Minor Change includes the change from sewer to septic. New impacts associated with a subsurface sewage disposal system will be less than significant with the incorporation of standard conditions of approval from Environmental Health, Building and Safety, and Grading. Environmental Health was able to give preliminary clearance for the onsite wastewater treatment system, as the preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts will remain less than significant. The revised report will supersede the approved preliminary report from Earth Strata dated April 18, 2018. In addition to standard grading requirements and location of the septic system, the proposed subsurface sewage disposal system will be placed on soils that will adequately support their operation. Therefore,

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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the proposed change from a sewer system to a subsurface disposal system will not result in a new significant impact from what was analyzed by the previous EA.. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

EA 40032: a) The prior EA determined that the proposed project may temporarily change deposition, siltation, or erosion on or off site. With the incorporation of Riverside County Flood Control standard conditions of approval the EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the proposed project may result in an increase in water erosion on or off site. With the incorporation of Riverside County Flood Control standard conditions of approval the EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: b) The proposed Minor Change lies within the same boundaries as the previously analyzed EA and an increase in water erosion may occur either on or off-site due to project implementation. The proposed Minor Change includes the addition of water quality BMP's to reduce water run-off on to Linda Rosea and Anza Roads. With these new BMP's and conditions of approval remaining in effect, no new or substantially increased significant effects result from the Minor Change beyond those analyzed in the previous EA and the finding of less than significant would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

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

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 New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a) The prior EA determined that the proposed project site is located in an area of moderate wind erosion. Compliance with Ordinance No. 484 and the incorporation of standard conditions of approval the EA concluded that during grading and construction wind erosion and blowsand impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

GREENHOUSE GAS EMISSIONS Would the project

20. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Climate Action Plan

Findings of Fact:

Greenhouse Gas Emissions were not part of the CEQA checklist during preparation of EA40032 for the Original Map.

Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

EA 40032: a-b) Greenhouse Gas Emissions were not specifically addressed in the prior EA for the project, despite the general acceptance that such emissions and their relationship to climate change were generally known to be an issue at the time.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) As discussed prior, no project specific greenhouse gas analysis was performed for the Original Map. However, case law has clearly established that impacts related to climate change and greenhouse gas emissions are not new information, as the information had been available at the time the original EA was approved. Regardless, the proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would result in significant greenhouse gas emissions during construction or operations. Therefore, these changes would not result in a potential increase in the severity of a previously identified impact, nor does it constitute a new physical environmental impact that was not known at the time pursuant to State CEQA Guidelines section 15162.

Regardless, in order to further illustrate that the overall project would not result in a significant physical environmental impact, the EA compared the project overall to a Greenhouse Gas Analysis prepared by Urban Crossroads for 34 unit residential subdivision (the project is approved for 16 residential lots) was used in this analysis as an overall reference related to the potential level of impact that could occur. Using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project would be significantly below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO₂	CH₄	N₂O	CO₂E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The Original Map as proposed would be anticipated to have even reduced emissions levels versus the representative project, given the previously approved project represents 16 residential units compared to the 34 units. Again, case law makes it clear that this is not a new significant impact based on the actual changes from the Original Map compared to the current Minor Change which is only what is being evaluated within this EA; yet it does illustrate regardless the likely low greenhouse gas emissions that would result from the construction and operation of the approved overall project (at only 16 residential lots). Nonetheless, the Minor Change will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Ultimate development of the project site will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 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:

EA 40032: a-b) The prior EA determined that the proposed project would not introduce activities that would cause a substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan as access to emergency vehicles will be allowed at all times and the design of roads and driveways will be designed to meet County standards for safety and access. The EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the closest school from the project site is the Crown Hill Elementary School located approximately 1.5 miles from the project site. The EA concluded that no impacts will occur in regards to the emissions or the handling of hazardous material within a quarter mile of an existing or proposed school.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) The prior EA determined that the project site is not included on a list of hazardous materials sites as complied pursuant to Government Code Section 65962.5. The EA concluded no impact would occur in regards to this issue area.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

22. Airports	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New 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:

EA 40032: a-b) The prior EA determined that an Airport Master Plan was not applicable to the project and no review by the Airport Land Use Commission would be required. The EA concluded that no impacts would occur in regards to these issue areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA for the Original Map determined that the project site was not located within 2 miles of a public airport or within the vicinity of a private airstrip, or heliport that could result in a safety hazard for people living or residing in the project area. The EA concluded that no impact would occur.

Addendum: c-d) During the analysis for the Addendum it was determined that the Billy Joe Airport located at 33800 Linda Rosea Road, in Temecula is located approximately 1.5 miles from the project site. This is a private airport and was established in 1981. The runway is comprised of dirt and allows for single engine piston or high performance turboprop. Although this airport was not analyzed in the EA for the Original Map it can be determined that less than significant impacts would occur in regards to a safety hazard to people living or residing in the area. The project site is located within the same boundaries as the Original Map. The proposed Minor Change includes the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail none of which would result in greater impacts than would have been evaluated in the prior EA for the original project. The new information regarding the private airport is not of substantial importance and it can be determined that none of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

23. Hazardous Fire Area

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

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

Findings of Fact:

EA 40032: a) The prior EA for the Original Map determined that the project site was not located in a high fire hazard area. However, the Original Map was reviewed by the Riverside County Fire Department and several conditions of approval were applied based on the California Code of Regulations Title 14 section 1270 et seq. to ensure the safety of the residents and structures. Some of these conditions of approval included the location of fire hydrants, type of construction materials, length and grade of driveways, gated entries, turning radius, installation of residential fire sprinklers and fuel modifications. With standard conditions of approval the EA concluded that impacts as they relate to this issue area would be less than significant.

Addendum: a) During the analysis for the Addendum it was determined that the project site is now considered a High Fire Hazard Area and is within a State Responsibility Area (SRA). Ultimate development of the project site has the possibility to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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or where residences are intermixed with wildlands. Because the project site is within an SRA compliance with California Code of Regulations Title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied. Regardless, all of these additional conditions would be applied to the overall project based upon these changes to the High Fire Hazard Area and the location of the project in the SRA. As stated above, the Original Map was reviewed by the Riverside County Fire Department and Title 14 regulations were applied. The proposed Minor Change does not alter the prior conclusions of less than significant in that all prior conditions of approval still apply. The new information regarding location of the project site within a high fire hazard area is not of substantial importance and it can be determined that none of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d The prior EA determined that the project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse was submitted to the Flood Control District and was found acceptable. The development has been designed by avoiding encroachment into the floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows will be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. With standard conditions of approval the EA concluded that impacts as they relate to the alteration of the existing drainage pattern, violation of any water quality standards, depletion of ground water or runoff exceeding the capacity of existing or proposed drainage systems less than significant will occur.

Addendum: a-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. As stated in 17c the preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts will remain less than significant. With the additions and increased sizes of water quality BMP's and prior conditions of approval applied a finding of less than significant impacts would remain in regards to increased runoff if not even further reduced than was previously analyzed. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e-f) The prior EA determined that through project design the placement of residential lots and ultimately residential housing will be located outside of the flood hazard area. The EA concluded that with standard conditions of approval impacts as they relate to flood hazards will be less than significant.

Addendum: e-f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g-h) The prior EA determined that the project would not result in the degradation of water quality nor require the construction of flood control facilities that would create significant environmental effects such as odor or vectors. The EA concluded no impact would occur.

Addendum: g-h) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The preliminary soils percolation report supported the use of a subsurface septic system for the project

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts in regards to substantially degrading water quality the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

25. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse was submitted to the Flood Control District and was found acceptable. The development has been designed by avoiding encroachment into the floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows will be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. The EA concluded that with incorporation of standard conditions of approval impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. With the additions and increased sizes of water quality BMP's and conditions of approval applied to the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Original Map less than significant impacts will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project would not substantially change absorption rates or the rate and amount of surface runoff. The EA concluded that with the incorporation of conditions of approval no impact would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the project site is not located in an area protected by levees or within a dam inundation area and that through project design residential lots would avoid the designated flood plain area. The EA concluded that with the incorporation of standard conditions of approval no impact would occur in regards to this issue area.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the project would not cause changes in the amount of surface water to any body of water. The EA concluded no impact would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

LAND USE/PLANNING Would the project

26. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

EA 40032: a) The prior EA determined that the project site is located within Rural Community: Estate Density Residential (2 Acre Minimum) land use designation. Although the lots proposed in this project range from .5 acres to 2 acres, a provision in the Southwest Area Plan encourages clustering in all residential designation which allows for the clustering of smaller lots in one portion of the site as long as the ratio of dwelling units per acre remains within the allowable density range associated with the designation. The overall density of the project meets the 2 acre density requirement of the Rural Community: Estate Density Residential land use designation. This is due to the project site being over 42 acres while the total number of residential lots is 16. The EA concluded that project is consistent with the present and planned land use of the area and impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant impacts will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project site is not located within a sphere of influence and concluded that no impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d) The prior EA determined that the change of zoning classification from Rural Residential (R-R) to Residential Agriculture (R-A-1/2, R-A-1 and R-A-2) was consistent with the surrounding properties zoning, land use designation and development pattern. The EA concluded that impacts would be less than significant.

Addendum: a-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) The prior EA determined that the project design and density would be compatible with the surrounding neighborhood and would not result in the disruption or physical division of an established community. The EA concluded that no impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a 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-6 "Mineral Resources Area"

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project site is located within the MRZ-3 area and 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. Additionally, it was determined that no existing or abandoned quarries or mines exist in the area surrounding the project site and mineral extraction was proposed on the project site. Any mineral resources on the project site would be unavailable for the life of the project. The project would not result in the permanent loss of significant

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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mineral resources or result in the loss of availability of a of an important mineral resource recovery site delineated on a general plan, specific plan or other land use plan. The EA concluded that no impact would occur regarding this issue area.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA determined that the project is not located adjacent to a State classified or designated area or an existing surface mine. In addition, no surface mines or existing or abandoned quarries are located on or adjacent to the project site. The EA concluded that no impacts would occur.

Addendum: c-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

29. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

EA 40032: a-b) The EA for the Original Map did not discuss the Billy Joe Airport located at 33800 Linda Rosea Road, in Temecula. This airport is located approximately 1.5 miles from the project site, is a

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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private airport, and was established in 1981. The runway is comprised of dirt and allows for single engine piston or high performance turboprop. Although this airport was not analyzed in the EA for the Original Map it can be determined that given the limited capacity and use of the airport less than significant impacts would occur in regards to excessive noise impacts to people living or residing in the area.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The private airport was already in existence at the time the prior EA was approved. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail, none of which would be specifically impacted by noise derived from the small private airport. All prior conditions of approval still apply and a finding of less than significant new impacts remains. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

EA 40032: The EA for the Original Map determined that no railroad line is located within the project vicinity resulting in excessive noise levels to people living or residing in the project vicinity. Therefore, the EA concluded that no impact would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

EA 40032: The EA for the Original Map determined that no highway is located within the project vicinity resulting in excessive noise levels to people living or residing in the project vicinity. Therefore, the EA concluded that no impact would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

32. Other Noise

NA A B C D

Findings of Fact:

EA 40032: The EA for the Original Map determined that short-term impacts associated with construction equipment may result. Construction noise is exempt for the provisions of Ordinance No. 847 in regards to private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling. If located within one-quarter (1/4) or a mile from an inhabited dwelling construction cannot occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and not between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The EA concluded that less than significant impacts in regards to short-term construction noise would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes would not significantly increase the level of construction noise impacts beyond what was already evaluated in the prior EA. Therefore, the finding of less than significant impacts remain and conditions of approval applied to the Original Map will remain, which includes limitations to hours of construction. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

33. Noise Effects by the Project

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

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d) The EA for the Original Map determined that construction and grading activities associated with the proposed development would be localized, temporary, and subject to compliance with County Ordinances. Ambient noise would be increased in that a vacant site would ultimately become a developed site. However, the EA concluded that because the project site is located in an area with existing and future planned residential development the permanent increase in ambient noise due to ultimate development of the site would be less than significant.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would increase the level of operational noise impacts beyond what was evaluated in the prior EA. Therefore, the finding of less than significant impacts remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

PALEONTOLOGICAL RESOURCES

34. 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:

EA 40032: a) The EA for the Original Map determined that the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. The EA concluded that with the incorporation of mitigation measures impacts related paleontological resources will be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the mitigation measure listed below related to the requirement for onsite monitoring from a quality paleontologist during ground disturbance, which would include ground disturbance related to the changes in the project, and conditions of approval applied to the Original Map impacts will remain less than significant with mitigation. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

- 1. The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains.

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:

EA 40032: a) The prior EA determined that the project would not displace a substantial number of existing housing or people, because the Project site is vacant and no housing exists. The EA concluded that no impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project will not create an additional demand for housing because the project is a residential subdivision and will be providing an additional 16 residential housing units to the existing housing inventory. The EA concluded that no impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: c) The prior EA determined that the project would not displace a substantial numbers of people, because the project site is vacant and no housing exists. The EA concluded that no impacts would occur.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the project site is not located within a Redevelopment Project Area. The EA concluded that no impacts would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

EA 40032: e) The prior EA determined that the project would not exceed regional or local population projections because the project is in conformance with the General Plan. The EA concluded that no impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that the project would not induce a substantial population growth, in that there is not a commercial component to the project and no extension of roads would occur. The EA concluded that no impacts would occur.

Addendum: f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact

EA 40032: The prior EA determined that the project site is served by the Riverside County Fire Department and would not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities due to cumulative effects of surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to fire services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

EA 40032: The prior EA determined that the project site is served by the Riverside County Sheriff's Department which stated that the project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to sheriff services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

EA 40032: The prior EA determined that the project site is served by the Temecula Valley Unified School District and will be required to comply with State required school fees and was included as a standard condition of approval. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Schools fees will still be required to be paid by the project. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

EA 40032: The prior EA determined that the project would not create a significant incremental demand for library services. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to library services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: The prior EA determined that the project would not cause an impact on health services in that the site is located within the service parameter of County health centers. In addition, the project would not physically alter existing facilities or result in the construction of new or physically altered facilities. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA 40032: a-b) The prior EA determined that the project would not be constructing or expanding recreational facilities and would not cause a substantial deterioration of existing recreational facilities. The EA concluded that with the incorporation of standard conditions of approval no impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: c) The prior EA determined that the project was not located within a Community Service Area, but because it is a residential subdivision the project would be subjected to the standard conditions of approval regarding Quimby Fees. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: c) The proposed Minor Change would not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Quimby Fees will still be required by the project. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

EA 40032: The prior EA determined that there is a community trail located along Anza Rd and the project design has indicated a trail easement for this General Plan community trail. The EA concluded that with the incorporation of mitigation measures impacts related recreational trails will be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. While the location of the trail will move, the trail will still be completed as part of the overall development and a trails plan will still need to be submitted to the parks department prior to grading permit (see mitigation measure provided below). Therefore, with the mitigation measure and conditions of approval applied to the Original Map impacts will remain less than significant with mitigation. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.**Mitigation Measure:**

The following mitigation measure would continue to remain in effect for the Project:

- 1. Prior to the issuance of a grading permit, the permit holder shall submit a trails plan to the Riverside County Parks Department for review and approval.*

TRANSPORTATION/TRAFFIC Would the project

43. Circulation
 a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

EA 40032: a) The prior EA did not include issue area (a) as currently worded and was not specifically analyzed. However, the Original Map would not result in any conflict with applicable plans, policies, or ordinances, which have established measures of effectiveness because, conditions of approval have been applied which includes, but is not limited to road improvements, signalization, signage, trails and the payment of TUMF fees. With the incorporation of standard conditions of approval less than significant impacts would occur regarding this issue area.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes will effect transportation or roadways in any manner. The project as previously approved will still need to complete all identified roadway improvements, signage, and the payment of impacts fees. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: b) The prior EA determined that due to the number of vehicle trips anticipated during construction and ultimately operation of the project site that no 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 will occur. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to pay any impacts fees, including impact fees related to transportation. Therefore, the finding of less than significant impacts will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA determined that air traffic patterns would not change as a result of the proposed project, nor would the project pose a safety risk or alter waterborne, rail or air traffic. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: c-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

EA 40032: e) The prior EA determined that Compliance with Ordinance No 461, County Road Standards and Specifications will ensure that improvements to Linda Rosea and Anza Roads would not result in hazardous design features such as sharp curves or dangerous intersections. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 461. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that the need for new or altered maintenance of roads would not occur due to implementation of the project. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g) The prior EA determined that short term impacts to circulation may occur during construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation will ensure that the safety of the traveling public will be protected during construction. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: g) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 457 and 499. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

.EA 40032: h) The prior EA determined that with the incorporation of the Fire Department standard conditions of approval related to length of driveways, turnaround, slope, gate width and opening, adequate emergency access into and out of the project site would be available. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: h) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: i) The prior EA determined that the project would not conflict with adopted policies supporting alternative transportation. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: i) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

44. Bike Trails

Source: Riverside County General Plan

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

EA 40032: The prior EA determined that the project would not be required to put in bike trails. However, a fourteen foot (14') wide community trail located within the project site along the western boundary adjacent to Anza Road was required. Community trails are designed for trail users preferring a soft trail surface which would include mountain bikers. The EA concluded that with the incorporation of standard conditions of approval no impacts would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain in effect. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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 agency shall consider the significance to a California Native tribe.

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: a-b) When the EA for the Original Map was approved, AB-52 was not in effect, nor was the section on Tribal Cultural Resources a part of the initial study checklist items. However, Cultural,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Archaeological, and Paleontological Resources were checklist items that were addressed in the EA. These sections did not specifically address Tribal Cultural Resources as defined in the Public Resources Code section 21074; however, a Phase 1 Cultural Resource Survey was prepared in 2005 and revised in 2009 and accepted by the County's Archaeologist. In addition, tribes recommended by the Native American Heritage Commission (NAHC) were consulted during the preparation of the cultural survey to provide comments and recommendations regarding the development of the project site and the potential impacts to tribal resources. Although the survey determined that, no prehistoric or historic cultural resources were identified by the literature review, record search or the field survey, in the utmost of caution conditions of approval were incorporated which require, an Archaeologist and a Native American monitor to be on-site during any ground disturbing activities. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. As discussed prior, the project will still be conditioned to have onsite Archeologist and Native American monitors during ground disturbing activities. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

UTILITY AND SERVICE SYSTEMS Would the project

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would be served by the Rancho California Water District and no new or expanded facility would be required. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

47. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would be connected to sewer and serviced by the Eastern Municipal Water District. Specifications of the sewer plans were to be reviewed by the Environmental Health Department. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions of less than significant. However, one of the revisions included in the Minor Change is a change from sewer to an on-site septic system in that connection to sewer is not available within the project vicinity. The Minor Change occupies the same area as previously analyzed; however with the installation of septic, environmental impacts associated will be limited to on-site rather than with sewer where impacts would be on and off-site. However, a preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot to provide individual clearance for actual development of each lot, further ensuring the impacts in regards to the installation of septic would be considered less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state and local statutes and regulation related to solid wastes. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The same amount of solid waste as previously evaluated would be anticipated. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source:

Findings of Fact:

EA 40032: a-g) The prior EA determined that implementation of the project would result in an incremental system capacity demand for electricity, natural gas, 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, are available at the project site. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-g) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would alter the prior determinations or lead to any greater impacts related to utilities. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

50. Energy Conservation

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a) The prior EA determined that the project would not conflict with adopted energy conservation plans. In addition, implementation of the project would serve to implement energy conservation plans and would comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes will not result in any greater usage of resources beyond what was evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: The prior EA determined that that 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. The EA concluded that with standard conditions of approval applied to the Original Map potential impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: The prior EA determined that all cumulative impacts resulting from this project and those around it have been evaluated as part of the EA and the EIR prepared for the General Plan. As concluded in the EA for the Original Map the project would not have any impacts that could not be reduced to less than significant with appropriate mitigation and standard conditions of approval.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These minor changes will not alter any of the prior impact determinations and would not lead to any new or additional direct, indirect, or cumulative impacts. Impacts will remain less than significant with mitigation and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

53. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

EA 40032: The prior EA determined that the project would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval applied to the Original Map ensured that potential impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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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:

Mitigated Negative Declaration for Environmental Assessment 40032 – TR33356
 PD-A-4355 – Phase I Cultural Report, 2005
 PD-A-4602 – Phase I Cultural Report, revised 2009

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

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

(1) 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



11/26/18, 1:28 pm

TR33356M01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR33356M01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Is a proposal for a minor change to the existing Tentative Tract Map No.33356. Tentative Tract Map No. 33356 was approved by the Board of Supervisors on July 12, 2011. The Project site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots. The minor change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right of way along Anza Road.

Advisory Notification. 2 AND - Design Guidelines

Compliance with the 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 MAP

Tentative Tract Map, No. 33356 Minor Modification No. 1, dated June, 2018

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)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- 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 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 SEWAGE DISPOSAL

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 SEWAGE DISPOSAL (cont.)

TR33356M1 was a review of the project from proposing a sewer connection from Eastern Municipal Water District (EMWD), to using an onsite wastewater treatment system (OWTS)/septic. A soils percolation report from Earth Strata Geotechnical Services dated April 18, 2018 was submitted for review. Based on the information provided, the Department of Environmental Health can approve the map for preliminary clearance. Prior to building permit issuance, additional testing and a revised report shall be submitted for each lot in order to provide clearances for actual development of each lot.

****Please note that if connection to sanitary sewer service becomes available at time of development of lots, they will be required to connect to sewer.**

All reports must meet current requirements of the Local Agency Management Program (LAMP) and any other applicable code or regulation.

E Health. 3 WELL SETBACK

Provide the required setback to Rancho California Water District (RCWD) public water well on adjacent property. Depending on the type of onsite waste water treatment system (OWTS) dispersal field used, this setback must be at least 200 feet to 600 feet and may also have additional requirements for seepage pits.

Please contact (951)955-8980 for additional details.

Fire

Fire. 1 0010-Fire-MAP AMD#4

ALL CONDITIONS ARE PER AMD#4 DATED 12/10/08.

Fire. 2 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 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 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue reflective 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.

Flood

Flood. 1 Flood Hazard Report

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Tract Map No. 33356 proposes a Schedule B subdivision of 42.4 acres into 16 singles family residential lots and two (2) open space lots. The site is located in the Rancho California area, at the northwest corner of Anza Road and Linda Rosea Road.

The project site is impacted by a large watercourse with a 100-year peak discharge of approximately 880cfs that enters the site at the northeasterly corner and runs along the project easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse.

Recently, MWD has constructed a detour road for Anza Road within the floodplain area. The 100-year floodplain shall be based on the existing conditions of the site prior to the disturbance of the floodplain area since the area is to be restored to its original condition. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain.

Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets. It should be noted that the development of this site will have impacts to water quality. Four (4) enhanced vegetated swales have been located along "A" Street to mitigate these impacts, as identified in the exhibit and Water Quality Management Plan (WQMP) received October 2, 2008. This form of mitigation is acceptable.

General

General. 1 015 - Planning - General - Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

General. 2 015 - Planning - General - 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

Planning. 1 015 - Planning - General - 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - General - Comply with Ordinances/Codes (cont.)

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. 2 015 - Planning - General - Unanticipate Resources

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 3 015 - Planning - Map - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside [Planning Director's] [Planning Commission's][Board of Supervisors] original approval date, unless extended as provided by County Ordinance No. 460.

Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 4 015 - Planning - Map - GEO 02102

County Geologic Report (GEO) No. 2102, submitted for this project (TR33356), was prepared by EcoTech Remediation, Inc. and is entitled: "Preliminary Geotechnical Investigation, 42 Acre Property Located on Anza Road at Linda Rosea Road,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 015 - Planning - Map - GEO 02102 (cont.)
 Temecula, California, (County of Riverside) - APN 951-220-002", dated May 17, 2008. In addition, EcoTech Remediation, Inc. submitted the following report: "Review Comments, County Geologic Report No. 2102, 'Preliminary Geotechnical Investigation', 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002" dated October 29, 2008. "Review Comments#2, County Geologic Report No. 2102, Preliminary Geotechnical Investigation", 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002",," dated June 3, 2008.

These documents are herein incorporated as part of GEO02101.

GEO02102 concluded:

- 1.The site is likely to experience strong ground shaking during the design life of the proposed development.
- 2.There is a low potential for ground rupture from tectonic sources to impact the property.
- 3.The site is located 4.2 miles from the Elsinore Fault and 17 miles from the San Jacinto Fault.
- 4.Liquefaction is a potential hazard at this site. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading.
- 5.There is a moderate to significant landslide hazard or slope instability without further mitigation.
- 6.There is no potential for rockfall hazard to impact the property.

GEO02102 recommended:

- 1.All landslide debris flow materials should be removed and replaced as compacted fill.
- 2.Depths of alluvial/colluvial removals are anticipated to vary from 3 to 20 feet below the ground surface.
- 3.The Sand Creek channel will need substantially more removal than 3 to 5 feet and should have a geofabric placed in the bottoms of the removals and maybe at intervals within the re-compacted fill.

GEO No. 2102 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2102 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide on liquefaction hazards at this site, as described elsewhere in this conditions set.

Planning. 5 015 - Planning - Map - Landscape Maintenance

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 015 - Planning - Map - Off-Highway Vehicle Use (cont.)

Planning. 6 015 - Planning - Map - Off-Highway Vehicle Use

No off-highway vehicle use shall be allowed on any parcel or any open space area located within boundaries of this land division map.

Planning. 7 015 - Planning - Map - Trail Maintenance

The Anza Road road right of way shall accommodate a fourteen-foot (14') wide trail area along the eastern border of TR33356 as shown on Exhibit A Site Plan. The land divider/permit holder shall form or annex into a trails maintenance district or other maintenance district approved by the County of Riverside. The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 8 015 - Planning Map - 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.

Planning. 9 015- Planning Map - Res. Design Standards

The design standards for the subject parcels are as follows:

a. Residential lots created by this map shall conform to the design standards of the R-A zone.

b. The front yard setback is 20 feet.

c. The side yard setback is 5 feet.

d. The street side yard setback is 10 feet.

e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 015- Planning Map - Res. Design Standards (cont.)
Section 21.77 of Ordinance No. 348.

- f. The minimum average width of each lot is 100 feet.
- g. The maximum height of any single family residence is 40 feet.
- h. The minimum parcel size is .75 acres.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207. EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

NOTE: At the time of approval for Tentative Tract Map No. 33356 the project site was located in the R-A zoning classification. When the Wine Country Policy Community Plan was adopted in 2014 the property owner opted to be located within the Wine Country - Residential Policy Area, since that time the applicant applied for a Change of Zone to Wine Country- Residential (WC-R) to be in compliance with the General Plan Policy Area.

Planning-All

Planning-All. 1 015 - Planning - General - 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 TR33356 Minor Modification No. 1 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 TR33356 Minor Modification 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,

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 015 - Planning - General - Hold Harmless (cont.)
 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.

Regional Parks and Open Space

Regional Parks and Open 015 - Regional Parks and Open Space Map - Trail
 Space. 1 Construction

Prior to the issuance of the 10th building permit, the applicant shall build the trail as shown on the approved trails plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District or the County Transportation Department.

Transportation

Transportation. 1 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. 2 Credit/Reimbursement 4 Imp

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement. To enter into an agreement, please contact our Funding Programs group at (951) 955-1667. For more

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 Credit/Reimbursement 4 Imp (cont.)
 information regarding the public work bidding requirements please visit the following
 link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>

Transportation. 3 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. 4 Drainage 2

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. 5 Std Intro 3 (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 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. 6 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.

Transportation. 7 TUMF Credit Agreement

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 TUMF Credit Agreement (cont.)
Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

Plan: TR33356M01

Parcel: 951220002

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that could include but not limited to the following items:

- a) Fuel modification to reduce fire loading.
- b) Appropriate fire breaks according to fuel load, slope and terrain.
- c) Non flammable walls along common boundaries between rear yards and open space.
- d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'.
- e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-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. 3 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS 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.

050 - Fire. 4 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.
An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. 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' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the

Plan: TR33356M01

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50. Prior To Map Recordation

Fire

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO GATES (cont.) Not Satisfied
rapid entry system shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1 On-site Drainage Easement Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 2 Submit Final WQMP Not Satisfied

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

050 - Flood. 3 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.

Planning

050 - Planning. 1 050 - Planning - Map - Final Map Preparer Not Satisfied

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

050 - Planning. 2 050 - Planning - Map - ECS Note Archaeological Not Satisfied

The following Environmental Constraints note shall be placed on the ECS:
"County Archaeological Report no. PD-A-4602 was prepared for this property on 2009 by Kyle Consulting and is on file at the County of Riverside Planning Department. Information was also received by the Pechanga Band of Luiseno Mission Indians. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 3 050 - Planning - Map - Offer of Trails Not Satisfied

A 14' wide community trail located within the 21' parkway along Anza Road shall be included in the Transportation Improvement Plans.

050 - Planning. 4 050 - Planning - Map - Quimby Fees Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency for County Service Area (CSA) No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 5 050 - Planning - Map - Surveyor Check List Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of .75 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. Prior To Map Recordation

Planning

050 - Planning. 5 050 - Planning - Map - Surveyor Check List (cont.) Not Satisfied
E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 6 050 - Planning - Map- ECS Affected Lots Not Satisfied
The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 7 050 - Planning - Map- ECS Landslide Not Satisfied
An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/landslide hazards. In addition, a note shall be placed on the ECS as follows:
"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, contain areas of potential slope instability and/or landslide hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

050 - Planning. 8 050 - Planning Map - CC&R RES POA COM AREA (part 1) Not Satisfied
(Part 1)

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

050 - Planning. 9 050 - Planning Map - CC&R RES POA COM AREA (Part 2 cont'd) Not Satisfied
(Part 2 cont'd)

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:
The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly open space lots 17 and 18 including the two (2) entry monuments to be placed on lots 18, all trails and drainage easement slope areas indicated on the tentative map, and four (4) swales along 'A' street, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual 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.

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Parcel: 951220002

50. Prior To Map Recordation

Planning

050 - Planning. 9 050 - Planning Map - CC&R RES POA COM AREA (Part 2 cont'd) (co Not Satisfied

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 the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 10 050 - Planning- Map- ECS Liquefaction Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 11 050- Planning - Map - ECS Note Mt. Palomar Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 12 050- Planning - Map - ECS Shall Be Prepared Not Satisfied

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

050 - Planning. 13 050- Planning - Map - Landscape Common Area Not Satisfied

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.

050 - Planning. 14 050- Planning - Map - Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared

Plan: TR33356M01

Parcel: 951220002

50. Prior To Map Recordation

Planning

050 - Planning. 14 050- Planning - Map - Prepare a Final Map (cont.) Not Satisfied
in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

Survey

050 - Survey. 1 Access Restriction Not Satisfied
Lot access shall be restricted on Anza Road and Linda Rosea Road and so noted on the final map.

050 - Survey. 2 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.

Transportation

050 - Transportation. 1 Annex L&LMD/Other District Not Satisfied
Prior to map recordation, 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 and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Anza Road, Linda Rosea, "D" Street, and "A" Street along park side.
- (2) Trails along Anza Road.
- (3) Streetlights.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA. If the project is outside boundaries of a CSA, 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.

050 - Transportation. 2 Assessment District Not Satisfied
Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 3 Corner Cut-Back Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads; they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 4 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. 5 Intersection/50' Tangent Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 Intersection/50' Tangent (cont.) 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. 6 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and 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.

050 - Transportation. 7 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. 8 Soils Report Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road

050 - Transportation. 9 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. 10 TUMF Credit Agreement Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

050 - Transportation. 11 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 0060-BS GRADE-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 recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained. NOTE: Easements shall be maintained by an HOA or professional group.

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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION (cont.) Not Satisfied

060 - BS-Grade. 2 0060-BS GRADE-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 0060-BS GRADE-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.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1 Erosion Control After Rough Grading Not Satisfied

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

060 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 3 Submit Final WQMP Not Satisfied

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

060 - Flood. 4 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 060 - Planning - Cultural Resources Professional Not Satisfied

As a result of information contained in the archaeological report prepared for this project and information received from the Pechanga Band of Luiseno Mission Indians, it has been determined that archaeological monitoring is appropriate given the sensitivity for prehistoric Native American cultural resources in the project area. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.
- 2)This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 2 060 - Planning - Map - Subsidence Study Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

060 - Planning. 3 060 - Planning - Paleontologist Required Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of palaeontological resources.

060 - Planning. 4 060 - Planning - Tribal Monitoring Not Satisfied

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians, it has been determined appropriate to require tribal monitoring of the grading activities. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with the Pechanga Band of Luiseno Mission Indians for tribal monitoring. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 060 - Planning - Tribal Monitoring (cont.) Not Satisfied

potential recovery of cultural resources in coordination with the Project Archaeologist. The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for providing consultation on behalf of the Tribe in the event that Native American cultural resources are uncovered during grading.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.
- 3) This agreement shall not modify any condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 5 060- Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, 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 42.4 acres (gross) in accordance with the 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. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 060-30-Day Preconstruction Burrowing Owl Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. 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. 2 060-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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 060-Nesting Bird Survey (cont.) Not Satisfied

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.

Regional Parks and Open Space

060 - Regional Parks and Open Space - Map - Trails Plan Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. The trail area within the Anza Road ROW shall accommodate a ten-foot (10') wide trail with at least a two-foot (2') wide buffer on each side. The trail shall be improved with decomposed granite and shall be separated from the road with planted vineyards. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

Transportation

060 - Transportation. 1 Map - Credit/Reimbursement for Improvements Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement. To enter into an agreement, please contact our Funding Programs group at (951) 955-1667. For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD>.

060 - Transportation. 2 Map - Submit Grading Plan Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy 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 92051.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT GRADING 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-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:

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80. Prior To Building Permit Issuance

BS-Grade

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

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.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

If sewer is available, site must connect to sewer.
If sewer is not available, applicant must submit a soils percolation report conducted in accordance with the Local Agency Management Program (LAMP) and any other required documents. Please contact this Department for additional details at (951)955-8980.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA 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.

Flood

080 - Flood. 1 Submit Final WQMP Not Satisfied

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

080 - Flood. 2 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. 1 080 - Planning - Map - Entry Monument Plot Plan Not Satisfied

If tract homes are proposed, the land divider/permit holder shall provide two (2) entry monuments, one (1) located on the southwest corner of lot 18 and one (1) located on the northeast corner of lot 18. The permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.
The plot plan shall contain the following elements:

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 080 - Planning - Map - Entry Monument Plot Plan (cont.) Not Satisfied

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 2 080 - Planning - Map - Landscape Plot Plan Not Satisfied

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

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species. When applicable, plans shall include the following components:
 - 1)Identification of all common/open space areas;
 - 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
 - 3)Shading plans for projects that include parking lots/areas;
 - 4)The use of canopy trees (24" box or greater) within the parking areas;
 - 5)Landscaping plans for slopes exceeding 3 feet in height;
 - 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
 - 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
 - 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.
- As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

080 - Planning. 3 080 - Planning - Map - Landscaping Security Not Satisfied

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 080 - Planning - Map - Landscaping Security (cont.) Not Satisfied
successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping.

080 - Planning. 4 080- Planning - Map - School Mitigation Not Satisfied
Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 Annex L&LMD/Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation of Landscaping and Lighting Maintenance District No. 89-1 , 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 along Anza Road, Linda Rosea, "D" Street, and "A" Street along park side.
- (2) Trails along Anza Road.
- (3) Streetlights.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-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.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

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, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. 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.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 BMP Maintenance & Inspection (cont.) Not Satisfied

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

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 - Comply With Landscape/Irrigation Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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 - Landscape Inspection Required Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components. Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 090- Planning - Cultural Resources Report Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

090 - Planning. 5 090- Planning - Map - Landscape Inspection Fee Not Satisfied

Plan: TR33356M01

Parcel: 951220002

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 090- Planning - Map - Landscape Inspection Fee (cont.) Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 6 090- Planning - Map - 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 County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 7 090- Planning - Map - Roll-up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 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:

090 - Transportation. 2 Dedications Not Satisfied

All interior streets are designated as Local Streets and Shall be improved with 24 foot full-width AC pavement, 6" AC Dike within the 56' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/56')

090 - Transportation. 3 Existing Maintained Not Satisfied

Anza Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line 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. (38'/59') (Modify for no sidewalk)

NOTE:

1. A 14' community trail shall be constructed within the 21' parkway along Anza Road.
2. Construct AC pavement transition lane for acceleration lane and join existing AC pavement to the north project boundary.

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 shall be improved within Anza Road, Linda Rosea Road, "D" Street, and "A" Street (along park side).

090 - Transportation. 5 Part-Width Not Satisfied

Linda Rosea Road along project boundary shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for no sidewalk)

090 - Transportation. 6 Street Lights Install Not Satisfied

Plan: TR33356M01

Parcel: 951220002

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Street Lights 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. 7 Street Sweeping 2 Not Satisfied

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 8 Sufficient Right-of-Way Not Satisfied

Sufficient public right-of-way shall be provided along Darby Road / Capital Street to establish a 30 foot half width right-of-way including a standard knuckle.

090 - Transportation. 9 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. 10 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: December 28, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Eastern Municipal Water District (EMWD)

TENTATIVE TRACT MAP NO. 33356, MINOR CHANGE NO. 1 – Applicant: Sand Creek Development – Engineer: ACS Consulting – Third Supervisorial District – Rancho California Area Zoning District - Southwest Area Plan– Rancho California Area Zoning District – General Plan: Rural Community: Estate Density Residential (RC:EDR) – Zoning: Wine Country: Residential (WC-R) – Location: westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 39.57 acres **REQUEST:** The minor change proposes a minor lot change, specifically the addition of water quality BMP’s to mitigate runoff and to increase BMP sizes within tract, to change the sewer from underground to septic, and change the road designation for in tract roads to rural road standard 138 and to shift the 14 foot trail to within the right of way along Anza Road. APNs: 951-220-002. **BBID: 489-105-311**

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on January 4, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

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.



**Rancho
Water**

November 7, 2018

VIA HAND-DELIVERY

Deborah Bradford
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE
NO. 1**

Dear Ms. Bradford:

Rancho California Water District (RCWD) appreciates the opportunity to provide comments on Tentative Tract Map No. 33356 Minor Change No. 1 (Project). RCWD contends that the Project will have significant adverse effects on the Temecula-Murrieta Groundwater Basin. These impacts were clearly identified as part of the County of Riverside's (County) land use planning process for the Wine Country Community Plan. The required mitigation measures to be imposed on all projects in the Wine Country Community Plan were included in EIR No. 524 for the Wine Country Community Plan, as adopted by the County in January 2014. These mitigation measures require the effluent from the proposed Onsite Wastewater Treatment System (OWTS) not to exceed the San Diego Regional Water Quality Control Board (SDRWQCB) water quality thresholds, which the Project's Conditions of Approval fail to achieve.

As per the Mitigation and Monitoring Reporting Program outlined in EIR No. 524, there are three (3) mitigation measures for which either the County Planning Department or the County Department of Environmental Health are identified as the responsible party. Presented in the Hydrology and Water Quality section, the three (3) mitigation measures include:

1. **HYD-2:** All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from the average aggregate wastewater flow requirements, regardless of family units.
2. **PSU Sewer-1:** Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment that does not exceed a wastewater discharge of 1,200 gpd and to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as additional conditions for salinity management to the satisfaction of the County Department of Environmental Health, RCWD, and the San Diego Regional Water Quality Control Board.

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Director of Human Resources

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

3. PSU Sewer-2: All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, RCWD, and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, RCWD, and the Regional Water Quality Control Board. Every future project in the Project area shall have special sewer conditions, as established by the County, pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval," adopted by the Board on April 24, 2012.

The Project is located near the intersection of Anza Road and Linda Rosea Road, and is within the Upper Pauba Ground Water Hydrologic Sub-Area of the Santa Margarita Hydrologic Unit. The San Diego Regional Water Quality Control Board's Water Quality Control Plan for the San Diego Basin (Basin Plan) establishes a Total Dissolved Solids (TDS) groundwater quality objective of 500 mg/l throughout this portion of the Pauba Ground Water Hydrologic Sub-Area, which is upgradient from a point 0.5 miles east of the intersection of Butterfield Stage Road and Highway 79 (Basin Plan, Table 3-3 Endnote O). There is also a Nitrate water quality objective of 45 mg/l. In the absence of site-specific groundwater quality data and project-specific assimilative capacity analyses, Regional Water Quality Control Board policy requires the imposition of a 500 mg/l TDS and a 45 mg/l Nitrate effluent limit on all wastewater discharges from the Project. Accordingly, RCWD requests that these mitigation measures be included in the conditions of approval for the Project. Specifically, that the conditions of approval for the Project include:

- The Project shall be required to connect to sewer services when it is made available by EMWD;
- Interim to sewer services in this region being provided by EMWD, the Project shall be permitted to have an Onsite Wastewater Treatment System (OWTS), which does not exceed a wastewater discharge of 1,200 gpd. Note: This is the *maximum daily discharge* that shall be permitted, and may affect the proposed development of the project; and
- The Project shall be responsible for extending sewer lines from sewer trunk lines when made available by EMWD, and destroying the OWTS.

The Project's Condition of Approval Waste Water E. Health 2 Sewage Disposal is unacceptable to RCWD for the following reasons:

- Allows for an OWTS larger than 1,200 gallons per day, which is specifically prohibited by EIR No. 524 Mitigation Measure PSU Sewer-1;
- No requirement for the Project to connect to sewer services when it is made available by EMWD. This is in direct conflict with EIR No. 524 Mitigation Measure PSU Sewer-2, which specifically states that "all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project," thereby requiring extension of sewer lines from an EMWD trunk line, to the project's property frontage; and

- Fails to provide any guarantee that the OWTS approved by the County's Department of Environmental Health will provide adequate protection for the groundwater basin.

In order to utilize the land use entitlements and rights approved by the County within the Wine Country Community Plan, the Project must mitigate the adverse impacts identified in the supporting environmental documentation. The County's Department of Environmental Health has made the incorrect determination that due to the Local Agency Management Plan (LAMP), compliance with the California Environmental Quality Act (CEQA) mitigation measures in EIR No. 524 is no longer necessary. RCWD strongly disagrees, and respectfully references Assembly Bill 885, as approved on September 27, 2000, which directed the State Water Resources Control Board (State Water Board) to develop regulations or standards for Onsite Wastewater Treatment Systems (OWTS) to be implemented by qualified local agencies. In order to authorize local agencies to prepare LAMPs, the State Water Board adopted the *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems* on June 19, 2012. The State Water Board simultaneously adopted *The Onsite Wastewater Treatment System Policy Final Substitute Environmental Document* (OWTS Environmental Document). The OWTS Environmental Document clearly presents that ***the intent of the local agency LAMPs is to provide minimum standards for OWTS, and that local agency LAMPs are not to affect other federal and state regulations.*** Per Section 5.3.2 of the OWTS Environmental Document, "The proposed Policy provides minimum standards for siting, construction, operation, and maintenance of specified OWTS in California. The process by which local agencies approve a project that includes construction and operation of an OWTS is a local land use and development process that would remain unchanged by the proposed Policy. Other regulations designed to protect the environment would also be unaffected by implementation of the proposed Policy. This subsection provides an overview of the more important federal, state, and local laws and regulations that protect the environment of California. These laws and regulations would continue to guide the construction and operation of projects in California, including OWTS." (OWTS Environmental Document, Page 129).

RCWD also respectfully disagrees with the following portions of the Planning Commission Staff Report for the Project:

Minor Change Findings 1:

As per County Ordinance No. 460, Section 2.2., Subsection M, "A minor change may alter or delete any condition of approval which is no longer appropriate or necessary." The Project is requesting certain land use entitlements under the County's Wine Country Community Plan, and, as such, is responsible to mitigate the adverse impacts previously identified in EIR No. 524. By removing the condition to sewer the project, you are removing a condition of approval specifically identified as a required mitigation measure. The condition of approval to sewer the Project is still appropriate and necessary, and, thus, it may not be altered or deleted as part of a minor change, per County Ordinance.

Environmental Review/Environmental Findings:

State CEQA guidelines provide that an addendum to an adopted negative declaration may be prepared only if minor technical changes or additions are necessary, and, among other conditions, the following has not occurred: *New information of substantial importance, which was not or could not have been known at the time the previous negative declaration was adopted, and which results in mitigation measures that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the proposed project proponent declines to adopt the mitigation measure.* EIR No. 524 limits projects in the Wine Country Policy Area to an OWTS, which does not exceed a wastewater discharge of 1,200 gpd. EIR No. 524 was adopted in January 2014, so these required mitigation measures could not have been considered and evaluated as part of the Project's original negative declaration in 2011. As such, the County's Environmental Assessment Form: Initial Study Section IV is incorrect, and a subsequent mitigated negative declaration must be prepared with appropriate mitigation measures.

On the afternoon of November 7th, County of Riverside Planning and Department of Environmental Health staff members are scheduled to meet with staff from RCWD, EMWD, and the SDRWQCB to discuss the County's application of the LAMP in the Wine Country Community Plan Area. Additionally, given the Board of Supervisors' action to not approve Item 19.2 (De Portola Estate Winery - Plot Plan No. 180019) on November 6, 2018, we urge that no further action be taken on the Project until after our meeting on November 7th. Until this issue has been resolved, RCWD must insist that these mitigation measures be incorporated into the Project's Conditions of Approval.

Thank you again for the opportunity to provide written comments on the proposed Tentative Tract Map No. 33356 Minor Change No. 1. If you should have any questions or need additional information, please contact me at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Jeff Kirshberg, Ph.D., P.E.
Water Resources Manager

cc: Jeff Armstrong, General Manager
Eva Plajzer, Assistant General Manager-Engineering and Operations
Rich Ottolini, Water Operations Manager



**Rancho
Water**

November 13, 2018

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Assistant General Manager
Chief Financial Officer/Treasurer

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Director of Administration

Eileen Dienzo
Director of Human Resources

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Deborah Bradford
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE
NO. 1**

Dear Ms. Bradford:

Rancho California Water District (RCWD) previously provided comments on Tentative Tract Map No. 33356 Minor Change No. 1 (Project) on November 7, 2018. Subsequent to providing these comments, RCWD has determined that each of the 16 residential Onsite Wastewater Treatment Systems (OWTS) included in the Project does not exceed a wastewater discharge of 1,200 gpd. Accordingly, the previously identified mitigation measures from EIR No. 524 are no longer applicable and RCWD has no further opinion on the Project.

Thank you again for the opportunity to provide written comments on the proposed Tentative Tract Map No. 33356 Minor Change No. 1. If you should have any questions or need additional information, please contact me at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, Ph.D., P.E.
Water Resources Manager

cc: **Jeff Armstrong, General Manager**
Eva Plajzer, Assistant General Manager-Engineering and Operations
Rich Ottolini, Water Operations Manager

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Rancho California Water District

42135 Winchester Road • Post Office Box 9017 • Temecula, California 92589-9017 • (951) 296-6900 • FAX (951) 296-6860 • www.ranchowater.com



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. TR 33356

REVISED MAP

Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sand Creek Development

Contact Person: Angela Little

E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181

Winchester ^{Street} CA 92596

City

State

ZIP

Daytime Phone No: (951) 775-1323

Fax No: (____) _____

Engineer/Representative Name: ACS Consulting

Contact Person: Frank Artiga

E-Mail: frank@ACSConsultinginc.com

Mailing Address: P.O. Box 2252

Temecula ^{Street} CA 92593

City

State

ZIP

Daytime Phone No: (951) 757-5178

Fax No: (____) _____

Property Owner Name: Sand Creek Development

Contact Person: Angela D. Little

E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181 Winchester, CA 92596

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

Winchester CA 92596
City State ZIP

Daytime Phone No: (951) 775-1323 Fax No: ()

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.)

Angela D. Little Angela D. Little
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
General Partner

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): 951 220 002

Approximate Gross Acreage: 42

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Linda Rosea, South of Pauba, East of Butterfield Stage West of Anza Rd.

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: 0.5
Number of existing lots: 1 Number of proposed developable lots: 12
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 2 Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TR 3335
(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 signed copy(ies): CEO, BIO, ARCHAEO

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: SAND CREEK DEVELOPMENT LP

Address: PO BOX 181 WINCHESTER CA 92596

Phone number: 951 775-1323

Address of site (street name and number if available, and ZIP Code): NW COR. ANZA /
LINDA ROSEADA.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 957 220 002

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

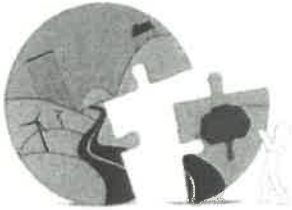
Regulatory Identification number: N/A

Date of list: N/A

Applicant: [Signature] Date 12/3/17

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charlissa 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.

Angela D. Little, General Partner, Sand Creek Development
Property Owner(s) Signature(s) and Date

Angela D. Little for Sand Creek Development
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.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres **REQUEST: The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right of way along Anza Road. Project.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 7, 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 Planner Deborah Bradford at (951) 955-6646 or email at 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 project will not have a significant effect on the environment and has recommended certification of an addendum to a Mitigated Negative Declaration. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, 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 12th 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 August 07, 2018,

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

APN (s) or case numbers TR33356M01 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

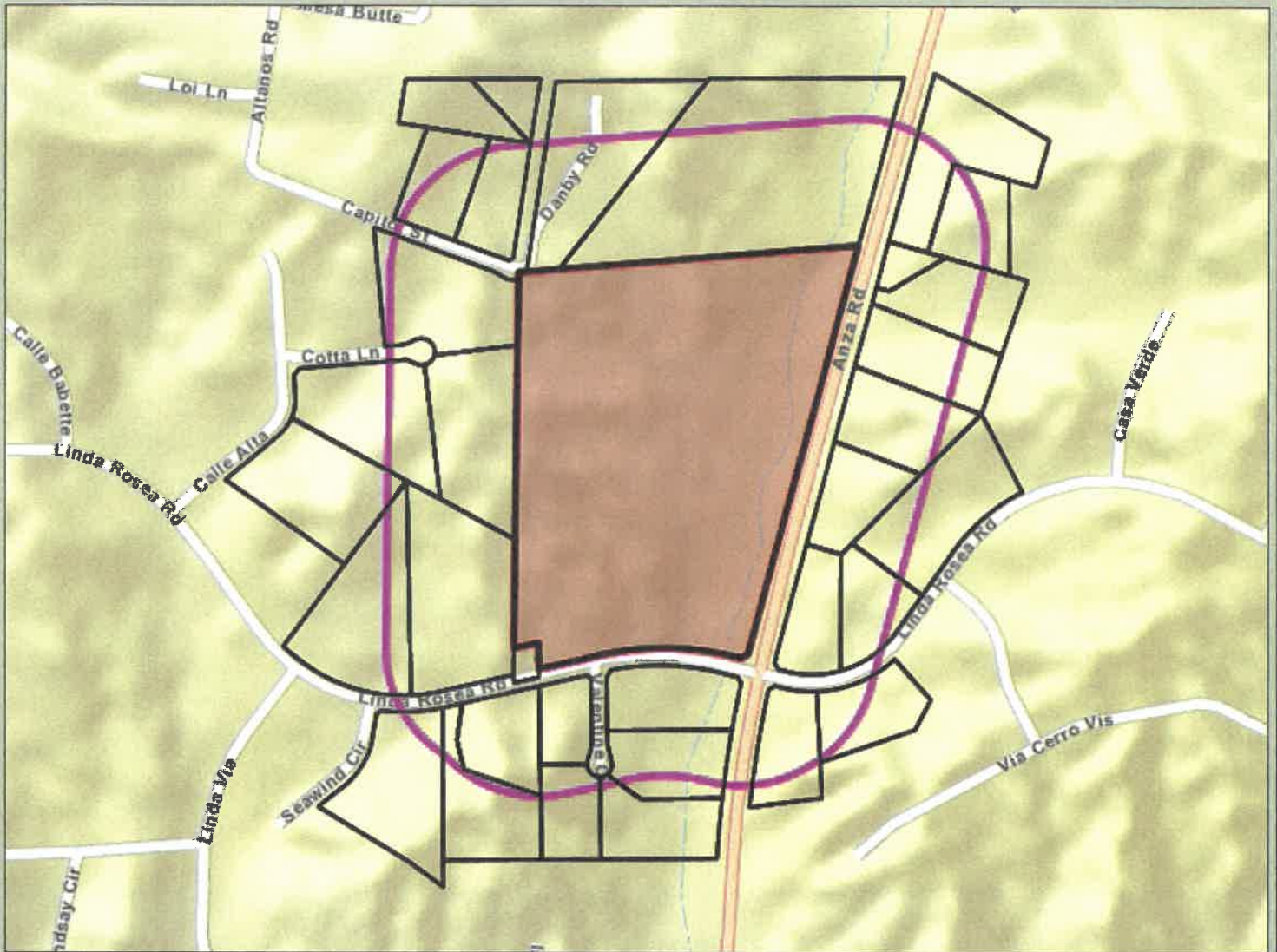
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

TR33356M01 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  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.

REPORT PRINTED ON... 8/7/2018 8:41:35 AM

© Riverside County RCIT

927410005
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927390038
LOIS M GIBSON
312 WINDSOR CT
SPEARFISH SD 57783

927390042
DANIEL D GIBSON
CATHERINE F GIBSON
35230 LINDA ROSEA RD
TEMECULA CA. 92592

927120002
JOHN SHINGCHEN GUO
P O BOX 891711
TEMECULA CA 92289

927120001
ALEXANDRA DECARLO
THOMAS DECARLO
36130 MEADOW RIDGE RD
TEMECULA CA 92592

927410036
MOHAMMAD MOHSEN SAADAT
FERESHTEH SAADAT
81 ACACIA TREE LN
IRVINE CA 92612

927410042
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927390037
JEANNE MARIE ROSATI
42310 ANZA RD
TEMECULA CA. 92592

927390036
ALAN J GOTTESMAN
LINDA L LEMANSKI
42280 ANZA RD
TEMECULA CA. 92592

951170020
CLARK R VANWICK
SALLY R VANWICK
P O BOX 13
TEMECULA CA 92593

951210008
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

951170021
ROBERT TUCKER
STEPHANIE TUCKER
34670 CAPITOL ST
TEMECULA CA. 92592

951230006
DONALD J CONDE
JULIE K CONDE
42950 VALENTINE CIR
TEMECULA CA. 92592

951210010
VAUGHN WILSON
CLARE WILSON
PO BOX 893159
TEMECULA CA 92589

951170029
KEVIN KLUZAK
LORI A KLUZAK
34811 MESA BUTTE
TEMECULA CA 92592

951170038
STEVEN R MASON
SUSAN MASON
34609 MESA BUTTE RD
TEMECULA CA 92592

951170025
MICHAEL S FEINBERG
ELAINE A FEINBERG
42200 DANBY RD
TEMECULA CA. 92592

951230005
STEVE BARLOW
MARIE A BARLOW
34765 LINDA ROSEA RD
TEMECULA CA. 92592

951230002
JAMES J COCCA
CAROL B COCCA
34745 LINDA ROSEA RD
TEMECULA CA. 92592

951170026
BRANDON CLIFFORD ROTELLINI
B CLIFFORD ROTELLINI
MAGDA B DEROTELLINI

41605 ELM ST NO 200
MURRIETA CA 92562

951230003
GROVER ALLEN BURCHILL
OLGA CONNIE BURCHILL
42995 VALENTINE CIR
TEMECULA CA. 92592

951230007
KAREN L MOORE
42976 VALENTINE CIR
TEMECULA CA. 92592

951230014
RAYMOND W CRAIN
DEBRA S CRAIN
P O BOX 893324
TEMECULA CA 92589

951210012
FIKRAT EDWARD COTTA
NEJOOD COTTA
22832 MISTY SEA DR
LAGUNA NIGUEL CA 92677

951210005
LINDSEY L SANDS
MICHAEL W SANDS
42450 CALLE ALTA
TEMECULA CA. 92592

951210011
MICHAEL F RICHARDSON
RHONA RICHARDSON
34675 COTTA LN
TEMECULA CA. 92592

927390040
CHRISTOPHER EDWARD BEALL
35080 LINDA ROSEA RD
TEMECULA CA. 92592

951210013
SONYA J HOOKS BROYLES
34658 LINDA ROSEA RD
TEMECULA CA. 92592

927390039
RANDOLPH L JOHNSON
JACQUELINE P JOHNSON
42410 ANZA RD
TEMECULA CA. 92592

927390041
ROGER D NIXON
TERESA E NIXON
35160 LINDA ROSEA RD
TEMECULA CA. 92592

951210007
JEFFERSON HOOKS
GLORIA ANN HOOKS
34570 LINDA ROSEA
TEMECULA CA. 92592

951220002
SAND CREEK DEV
P O BOX 181
WINCHESTER CA 92596

951230016
STEVE QI
34625 LINDA ROSEA RD
TEMECULA CA. 92592

951240001
ROGER P G HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592

Sand Creek Development
c/o Angela Little
P.O. Box 181
Winchester, CA 92596

Sand Creek Development
c/o Angela Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

Temecula Valley Unified School Dist.
Facilities Development:
c/o Janet Dixon
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School Dist.
Facilities Development:
c/o Janet Dixon
31350 Rancho Vista Road
Temecula, CA 92592

Rancho Calif. Water District
Engineering Services
42135 Winchester Road
Temecula, CA 92590

Rancho Calif. Water District
Engineering Services
42135 Winchester Road
Temecula, CA 92590

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

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

South Coast AQMD
Attention: PRDAS
21865 Copley Dr.
Diamond Bar, CA 91765

South Coast AQMD
Attention: PRDAS
21865 Copley Dr.
Diamond Bar, CA 91765

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

TR33356M01/EA40032
Project Title/Case Numbers

Deborah Bradford
County Contact Person

(951) 955-6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Sand Creek Development – Angela Little
Project Applicant

P.O. Box 181, Winchester, CA 92596
Address

The proposed project is located west of Anza Road, north of Linda Rosea Road, south of Pauba Road.
Project Location

The Minor Change proposes the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, to change the sewer to septic, and change the road designation for 'In Tract Roads' to Rural Road Standard No.138 and to shift the 14 foot trail to within the right of way along Anza Road. It has been determined that because all potentially significant effects on the environment have been adequately analyzed in the previously approved Mitigated Negative Declaration (EA40032), and an Addendum to EA40032 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EA 40032 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
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

Deborah Bradford, Contract Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * T0501827

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

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

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

Received from: SAN CREEK DEVELOPMENT LP \$64.00
paid by: CK 1005
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 10, 2005 09:42
ALMILLER posting date Feb 10, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0906524

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

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

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

Received from: SAN CREEK DEVELOPMENT LP \$1,993.00
paid by: CK 1067
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 12, 2009 08:42
SBROSTRO posting date May 12, 2009

Account Code	Description	Amount
6583531;20100208100	CF&G TRUST	\$1,993.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1013909

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

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

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

Received from: SAN CREEK DEVELOPMENT LP \$51.00
paid by: CK 1079
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 29, 2010 16:43
MGARDNER posting date Dec 29, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$51.00

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




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	CUP180006	Applicant(s):	RED Valle Vista LLC
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	San Jacinto Valley	Representative(s):	Brandon Humann
Zoning Area/District:	Homeland Area		
Supervisory District:	Third District		
Project Planner:	Brett Dawson	 Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	551-240-046		
Continued From:			

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 180006 –A Conditional Use Permit for the construction of a 24- hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to type 20 License). The gasoline service station will have 6 multiple product dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished. . (The “project.”)

This proposed project is located at 43271 State Route 74, north of Putter’s Lane, south of State Route 74/Florida Avenue, east of Lake Street, and west of New Chicago Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180034**, 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 PUBLIC CONVEYANCE AND NECESSITY FINDINGS as stated in the staff report.

APPROVE CONDITIONAL USE PERMIT NO. 180006, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Florida Avenue Corridor
Surrounding General Plan Land Uses	
North:	Commercial Retail
East:	Commercial Retail
South:	Medium Density Residential
West:	Commercial Retail
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Scenic Highway Commercial (C-P-S)
South:	One Family Dwellings (R-1)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Existing Restaurant/Bar
Surrounding Uses	
North:	Pharmacy
South:	Single family Residences
East:	Convenience Store
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.14	N/A
Proposed Building Area (SQFT):	3,062	N/A
Building Height (FT):	24'	50'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience market	3,062	1/200 sq. ft. of gross floor area + 1 ADA	16	16

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Western Riverside County
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The application for the Project was submitted on April 9, 2018. The Project is a 3,062 square foot 7-11 convenience store for 24-hour operation with off-site sale of beer and wine (subject to a Type 20 license)

and 6 Multiple Product Dispenser (MPDs) (a.k.a. Gas Pumps), Fuel canopy with 12 fueling pumps, and an underground storage tank (UST) Healy Tank. The project also includes signage for the building. The project site contains a restaurant/bar that will be demolished to facilitate this 7-11 convenience store and gas station. This demolition would last approximately eight months.

Alcohol Sales and Public Convenience and Necessity

Currently there are eight (8) alcohol beverage control licenses permitted in Census Tract 437.02. Approval of this Conditional Use Permit would keep the number of existing alcohol beverage control licenses at eight (8) as the Bar/Restaurant that is being demolished currently contains an on-sale license. According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is five (5). 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 and as detailed in the findings.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

No comment letters were received in response to the circulated IS and MND.

FINDINGS AND CONCLUSIONS

In order for the County to approve this 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: Commercial Retail (0.20-0.35 FAR). The Commercial Area Plan Land Use designations of the General Plan state, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. 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.

General Plan Land Use Policy LU 29.3 states, "Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity." The proposed project is compatible with this policy because it is located on the corner adjacent to the sidewalk and incorporates pedestrian access from the sidewalks.

General Plan Land Use Policy 29.6 states, "Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors vehicular traffic, parking and operational hazards." The project has had an air quality greenhouse gas study, noise study and traffic study completed to analyze the potential impacts of the project. Any potential impacts have been reviewed within the Mitigated Negative Declaration and will have been mitigated to a less than significant impact.

The site is currently located along Highway 74, which is a state eligible scenic highway. Land Use Plan 14.4 within the General Plan states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways." The Building location and Gasoline Island comply with this requirement.

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 (LU 29.3, LU 29.6, LU 14.4), 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. 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 New Chicago Avenue and Florida Avenue.

2. The project site is located within the Florida Avenue Corridor Policy Area of the San Jacinto Valley Area Plan. SJVAP 1.1 for this policy area states, "Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access." The project complies with the setbacks of the area, and implements landscaping, berms that improve the aesthetic impacts of the area, particularly considering the existing restaurant/bar use that exists there now. The proposed design provides much articulation, as well as pedestrian access routes. The overall design of the project will improve the quality and functionality of the area.
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, east and west and Medium Density Residential (MDR) to the south.
4. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). Ordinance No. 348 Section 9.50 B. permits Gasoline Service Stations with concurrent sale of beer and wine for off premises consumption and Convenience stores, including the sale of motor vehicle fuel with the approval of a conditional use permit.
5. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the north, east, and west, One Family Dwellings (R-1) to the south.

Entitlement Findings:

6. The Scenic Highway Commercial (C-P-S) Zone permits Section 9.50.B.22 and 23 Permits gasoline service stations, with the concurrent sale of beer and wine for off premises consumption with the approval of a conditional use permit.

Conditional Use Permit Findings:

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. As identified in the General Plan findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR). The Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood community or regional level, as well as for professional office and tourist oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with the surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and the Mitigated Negative Declaration prepared for the project, the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality Hazards and Noise.
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 as the Conditional Use Permit would maintain the commercial use of the convenience store, thus creating a compatible land use pattern that assists in protecting public health, safety and welfare which is the foundational purpose of a General Plan. The project complies with the General Plan Designation and zoning classification of the site. Florida Avenue/Highway 74 are bounded by commercial uses. The residential properties to the south and north of Florida Avenue would benefit to the accessibility of a convenience store gas station within this area.
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. The County of Riverside department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project.
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 project consists of a convenience store and gas station that are inter-related on one parcel. The buildings all contribute to one use, and due to the nature of the convenience store and gas pumps, there is no practical reason to divide the property individually.

Development Standards Findings:

Section 9.53 provides the following development standards for the C-P-S zone:

- a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
- b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The highest elevation of the project reaches 25 feet.
- c. No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The Elevation of the Building, which is the highest, reaches 25 feet.
- d. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The project has been determined to need to provide 16 spaces, whereby 16 were provided.
- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The elevations detail that there are parapets that will screen any roof mounted equipment. It is conditioned that no roof equipment will be visible from a minimum sight distance of 1,320 feet.

Other Findings:

1. The project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) within Criteria Cell 3611; however, it is not located within a special status species survey area (Regional Conservation Authority [RCA] 2018). The project site is currently developed and would not provide suitable habitat to special status plant or animal species covered under the WRMSHCP. In addition, because the site is currently developed, it would not be appropriate for reserve assembly within the Criteria Area. Based that the property is currently fully developed, the project would not trigger a HANS review, or impact HANS.
2. The project site is located within the City of Hemet sphere of influence area and was submitted on April 18, 2018, to the City for their review. The County received no comments regarding this proposed project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to Airport Land Use Commission ("ALUC") review.
4. In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on April 30, 2018. Staff received notification from the Morongo Band of Mission Indians and Soboba Band of Lucieno Indians within the 30-day period, requesting to initiate consultation. Staff followed up with Morongo via emails on May 21, 2018 and September 5, 2018, and Morongo requested to close consultation on the project September 5, 2018. The County Archaeologist met up with Soboba on July 30, 2018, whereby the consultation was concluded.
5. The project site is located within Zone B of 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.
6. 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.

Public Convenience and Necessity

1. The project is located within Census Tract 437.02. The 2010 census population for Census Tract 437.02 was 4,235 persons according to the U.S. Census Bureau.
2. 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).
3. Currently, there are eight (8) alcohol beverage control licenses permitted in Census Tract 437.02. Since the existing use on the property is a bar/restaurant with an alcohol license, approval of this Conditional Use Permit would keep the number of existing alcohol beverage control licenses at eight (8). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is five (5). 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.
4. 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.
5. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
6. 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.
7. The project site is consistent with the objectives and development standards of Section 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. 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.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, 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 1000 feet of the project site. As of the date of this report, Planning Staff has not received any written communication/phone calls.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

RCO NO. 348, Section 18.26 Permit Applications

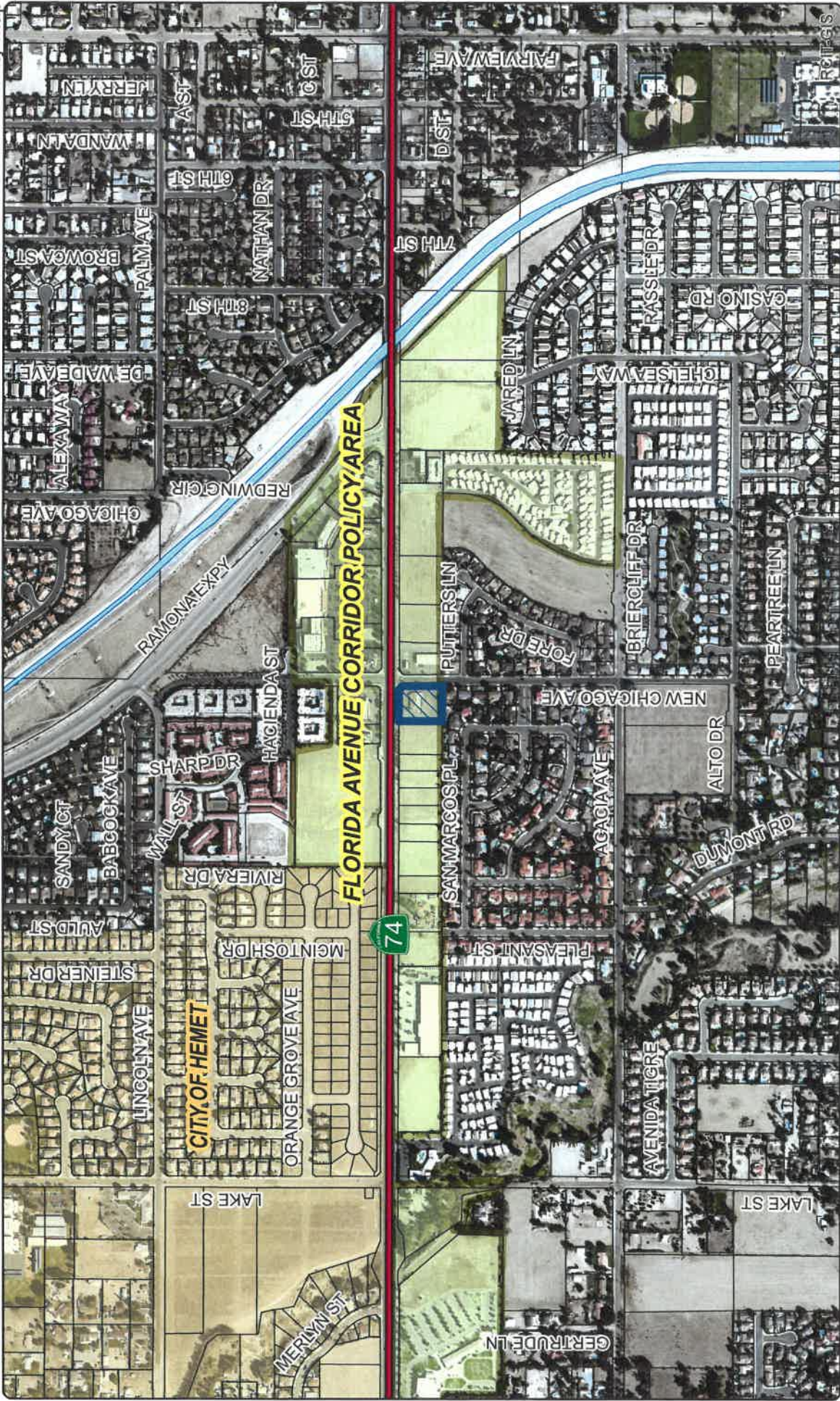
F. PROCEEDING BEFORE THE BOARD OF SUPERVISORS.

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP180006
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 10/31/2018
 Vicinity Map



Zoning Dist: Valley Vista

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 types of land use designations for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 953-8277 (Eastern County) or WebSite: <http://www.riverside.ca.gov>

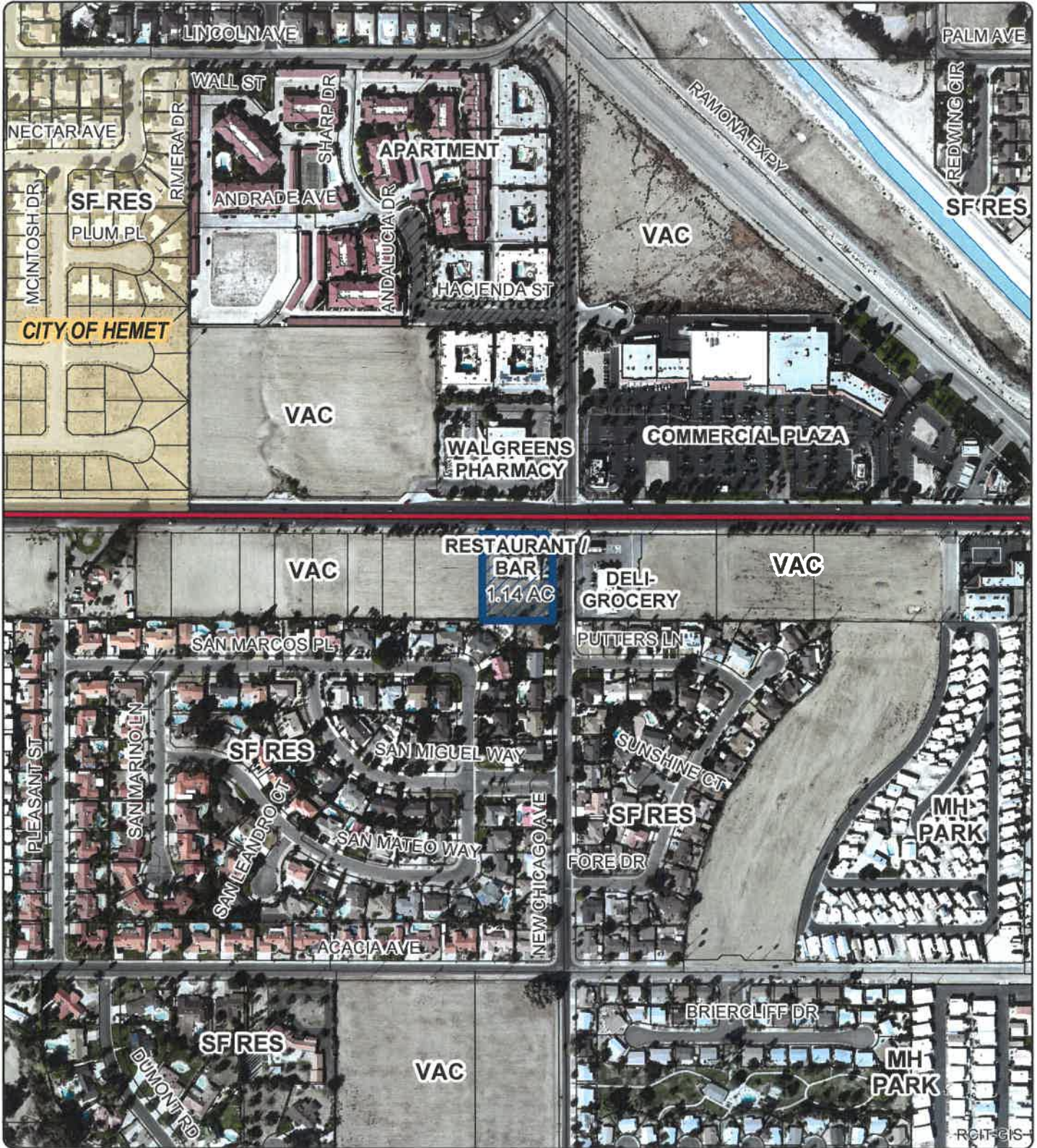
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180006

LAND USE

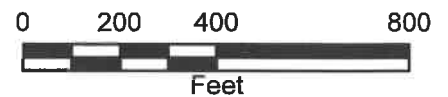
Supervisor: Washington
District 3

Date Drawn: 10/31/2018
Exhibit 1



Zoning Dist: Valley Vista

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

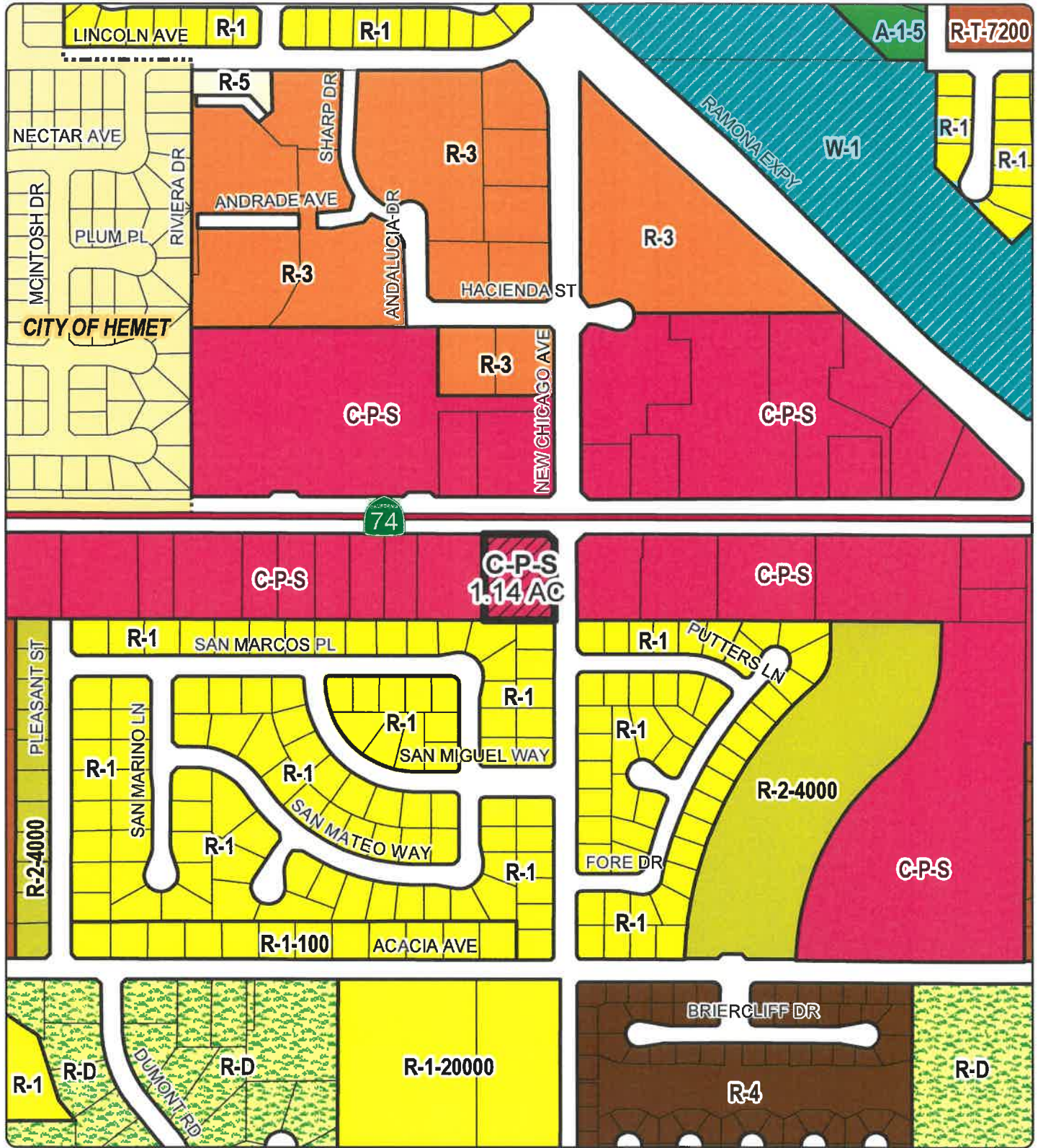
CUP180006

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 10/31/2018

Exhibit 2



Zoning Dist: Valley Vista

Author: Vinnie Nguyen



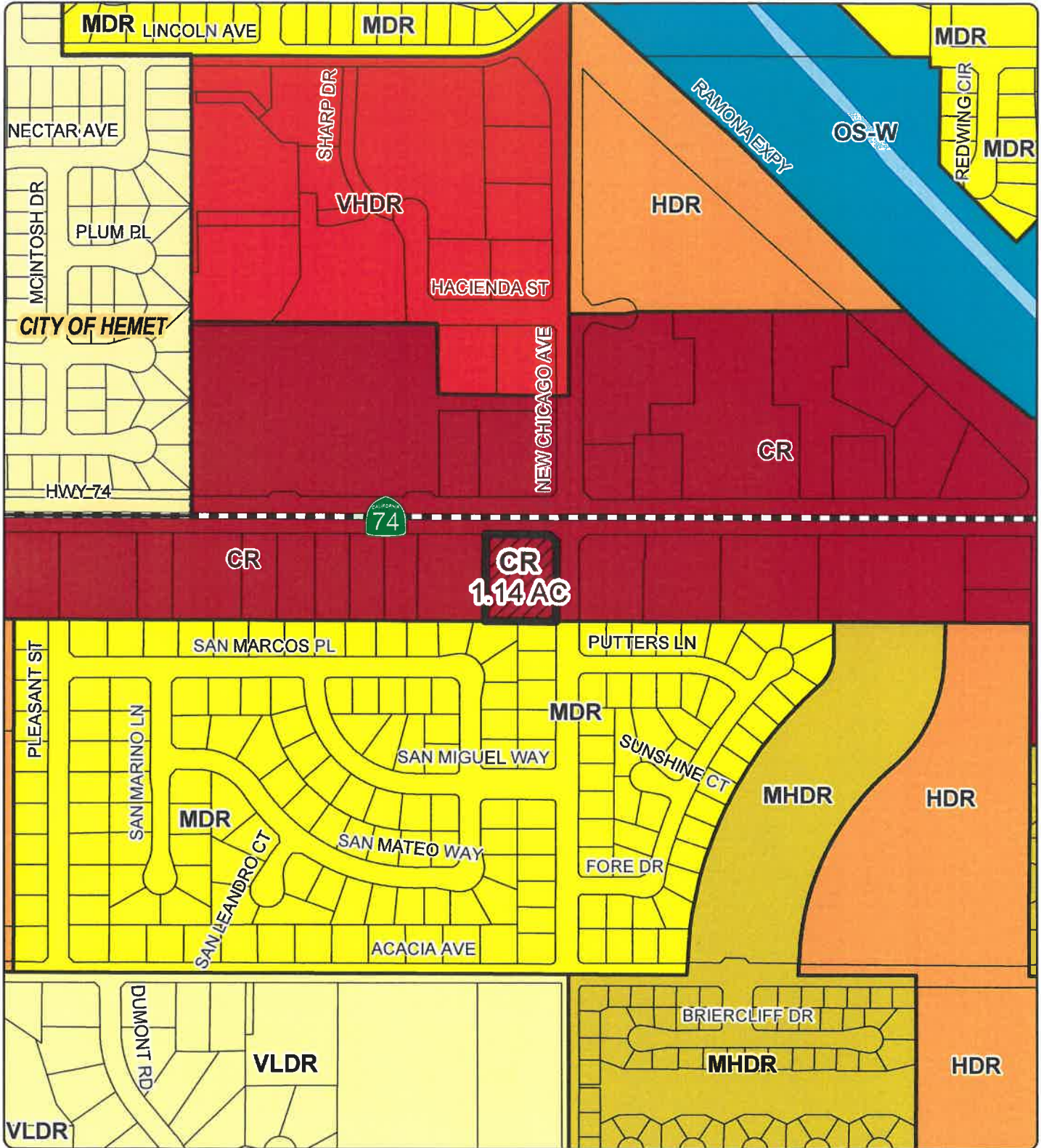
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP180006

Supervisor: Washington
District 3

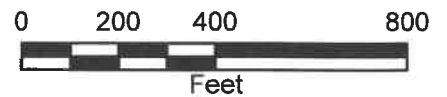
Date Drawn: 10/31/2018
Exhibit 5

EXISTING GENERAL PLAN



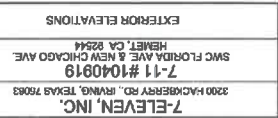
Zoning Dist: Valley Vista

Author: Vinnie Nguyen



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7-ELEVEN, INC.
3200 HACKBERRY RD., IRVING, TEXAS 75038
7-11 #1040919
SVC FLORIDA AVE & NEW CHICAGO AVE.
HEMET, CA 92344
EXTERIOR ELEVATIONS



Checked By: DF
Drawn By: MRS
Date: 05/24/18
Scale: AS NOTED
Job#: SE1078

7-ELEVEN, INC. PROJECT: 7-ELEVEN STORE #1040919
SVC FLORIDA AVE & NEW CHICAGO AVE.
HEMET, CA 92344
DATE: 05/24/18
SCALE: AS NOTED
JOB#: SE1078

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HEMET, CA 92344
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MATERIAL SAMPLES

BALANCE BEIGE SW7007
SHERWIN WILLIAMS

QUICK STACK ANTIQUE CREAM
CORONADO STONE

ASSTHETIC WHITE SW7003
SHERWIN WILLIAMS

FAIRFAX BROWN SW2659
SHERWIN WILLIAMS

CHISELED STONE MILL ASPEN
CORONADO STONE

FINISHES

7-ELEVEN, INC. PROJECT: 7-ELEVEN STORE #1040919
SVC FLORIDA AVE & NEW CHICAGO AVE.
HEMET, CA 92344
DATE: 05/24/18
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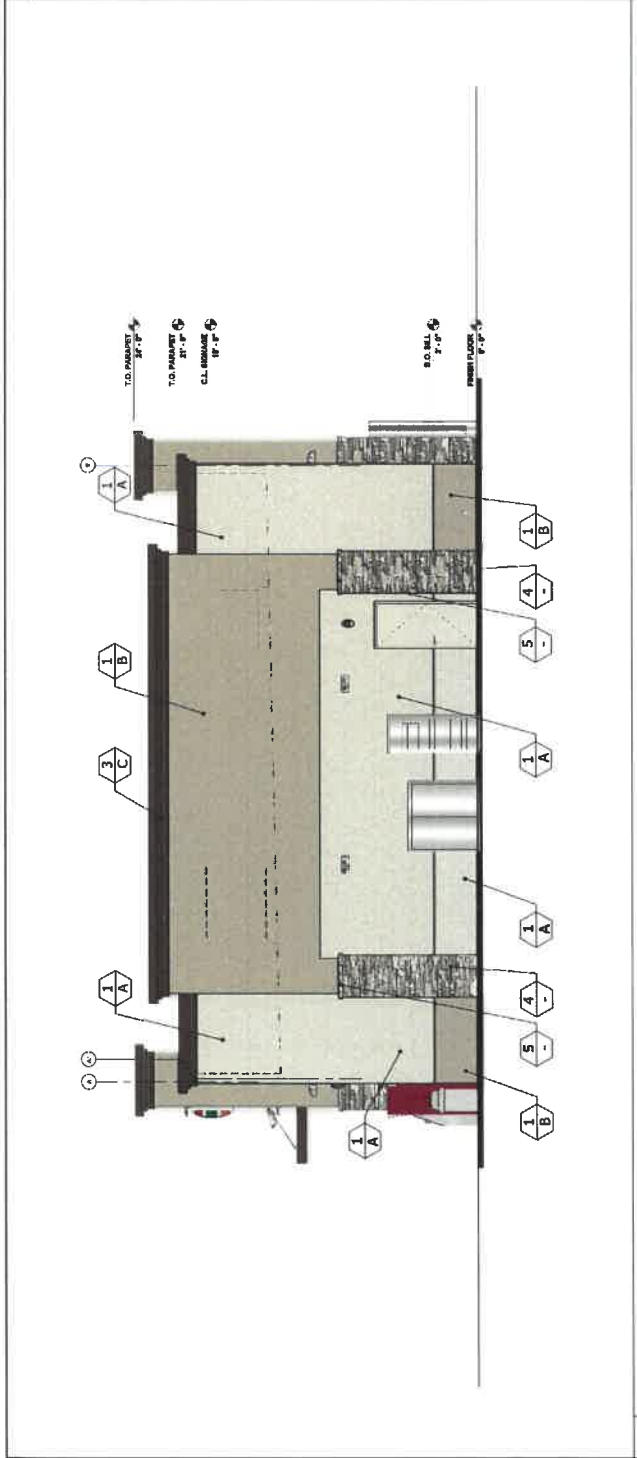
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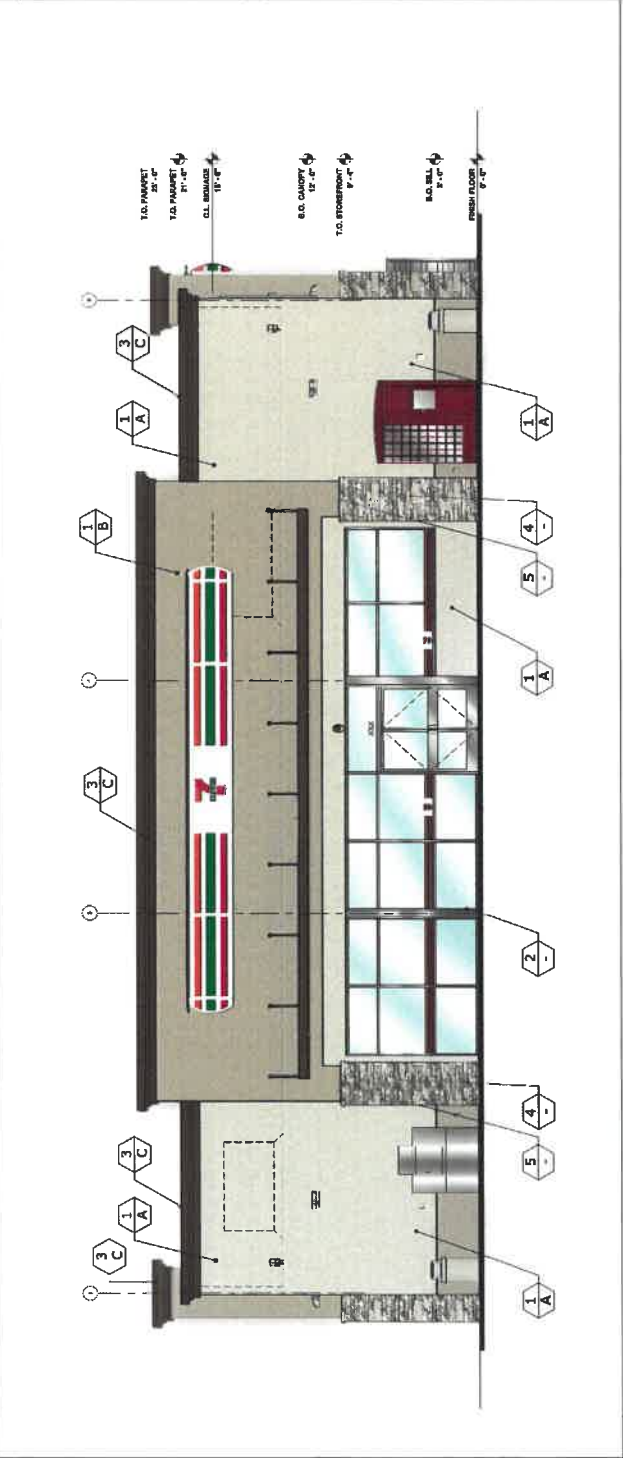
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SVC FLORIDA AVE & NEW CHICAGO AVE.
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2 EXTERIOR ELEVATION - WEST SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH SCALE: 1/8" = 1'-0"

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HEMET, CA 92344
DATE: 05/24/18
SCALE: AS NOTED
JOB#: SE1078

CASE: CUP180009
 EXHIBIT: EXHIBIT B.2
 DATE: 02/28/18
 PLANNER: Brett Dawson

SHEET:
A1.8

7-EL EVEN, INC.

7-EL EVEN, INC.
 3200 HACKBERRY RD., IRVING, TEXAS 75038
 7-11 #1040919
 SMC FLORIDA AVE. & NEW CHICAGO AVE
 HENRI, CA 92544



7-EL EVEN, INC.
 3200 HACKBERRY RD., IRVING, TEXAS 75038
 7-11 #1040919
 SMC FLORIDA AVE. & NEW CHICAGO AVE
 HENRI, CA 92544

Job#: SE1078
 Scale: AS NOTED
 Date: 05/28/18
 Drawn By: MRS
 Checked By: PM

WE STRIVE TO EXCEED YOUR EXPECTATIONS
 IN EVERY ASPECT OF OUR SERVICE
 FROM THE INITIAL CONCEPT TO THE
 FINAL DELIVERY OF YOUR PROJECT
 WE ARE COMMITTED TO YOUR SUCCESS
 AND YOUR SATISFACTION IS OUR
 GOAL

Job#: SE1078
 Scale: AS NOTED
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 Drawn By: MRS
 Checked By: PM

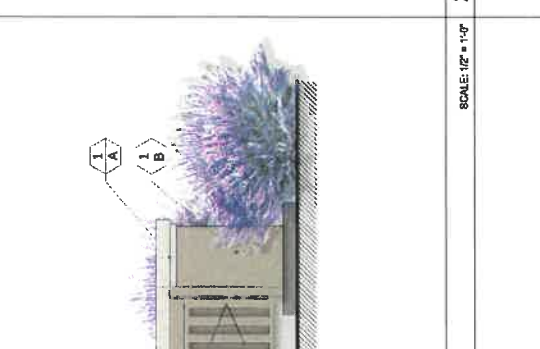
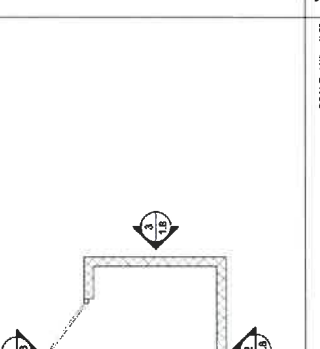
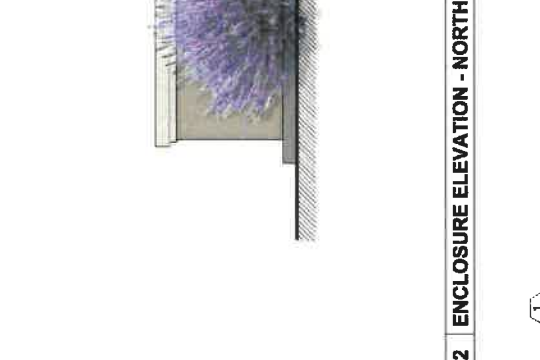
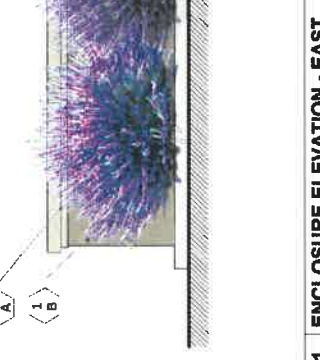
FINISHES
 ALL FINISHES TO BE MATCHED TO THE
 EXISTING FINISHES ON THE
 EXISTING STRUCTURE
 A LIGHT GRAY, MEDIUM GRAIN
 WOOD

MATERIAL SAMPLES
 AESTHETIC WHITE SW7033
 SHERWIN WILLIAMS
 BALANCE BEIGE SW7037
 SHERWIN WILLIAMS

MATERIAL SAMPLES
 AESTHETIC WHITE SW7033
 SHERWIN WILLIAMS
 BALANCE BEIGE SW7037
 SHERWIN WILLIAMS

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 WOOD

MATERIAL SAMPLES
 AESTHETIC WHITE SW7033
 SHERWIN WILLIAMS
 BALANCE BEIGE SW7037
 SHERWIN WILLIAMS



ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

ENCLOSURE ELEVATION - EAST
 SCALE: 3/8" = 1'-0"

ENCLOSURE ELEVATION - WEST
 SCALE: 1/2" = 1'-0"

ENCLOSURE ELEVATION - EAST
 SCALE: 3/8" = 1'-0"

ENCLOSURE ELEVATION - NORTH
 SCALE: 1/2" = 1'-0"

ENCLOSURE ELEVATION - WEST
 SCALE: 1/2" = 1'-0"

7-EL EVEN, INC.

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 3200 HACKBERRY RD., IRVING, TEXAS 75038
 7-11 #1040919
 SMC FLORIDA AVE. & NEW CHICAGO AVE
 HENRI, CA 92544



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Job#: SE1078
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 Checked By: PM

SHEET:
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7-EL EVEN, INC.

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SHEET:
A1.8

7-EL EVEN, INC.



Checked By:
 Drawn By:
 Date: 6/19/2018
 Scale: AS NOTED
 Job#: 17-579

Dimension Planning
 1000 S. GARDEN, SUITE 100
 IRVING, TEXAS 75039
 TEL: 972.252.2222
 WWW.DIMENSIONPLANNING.COM

Drawings prepared by the
 Designer/Contractor are for the
 use of the specific project and
 shall not be used for any other
 project. Any violation of these
 terms shall be considered a
 breach of contract. The Designer/Contractor
 is not responsible for the
 construction of the project.
 The Designer/Contractor
 is not responsible for the
 construction of the project.

PRELIMINARY
 DIMENSION PLANNING

CASE: CUP10006
 EXHIBIT: Exhibit C
 DATE: 3/26/18
 PLANNER: Brett Dawson

LAYOUT INFORMATION

- ROLLER GRILLS 2 SELF-SERVE
- SANDWICH CASE 9'
- VAULT DOORS 12
- LOW TEMP DOORS 2
- ICE MERCH. DOORS 2
- NOVELTY CASE 1 (LG)
- BAKERY CASE 1 (LG)
- SLURPEE BARRELS 8

- GONDOLA UNITS (60"H) 36
- END CAPS (60"H) 05
- POWER WINGS (08) - NOT IN TOTAL
- LOW WALLS (36"H) 04
- HIGH WALLS (72"H) 00
- TOTAL 45

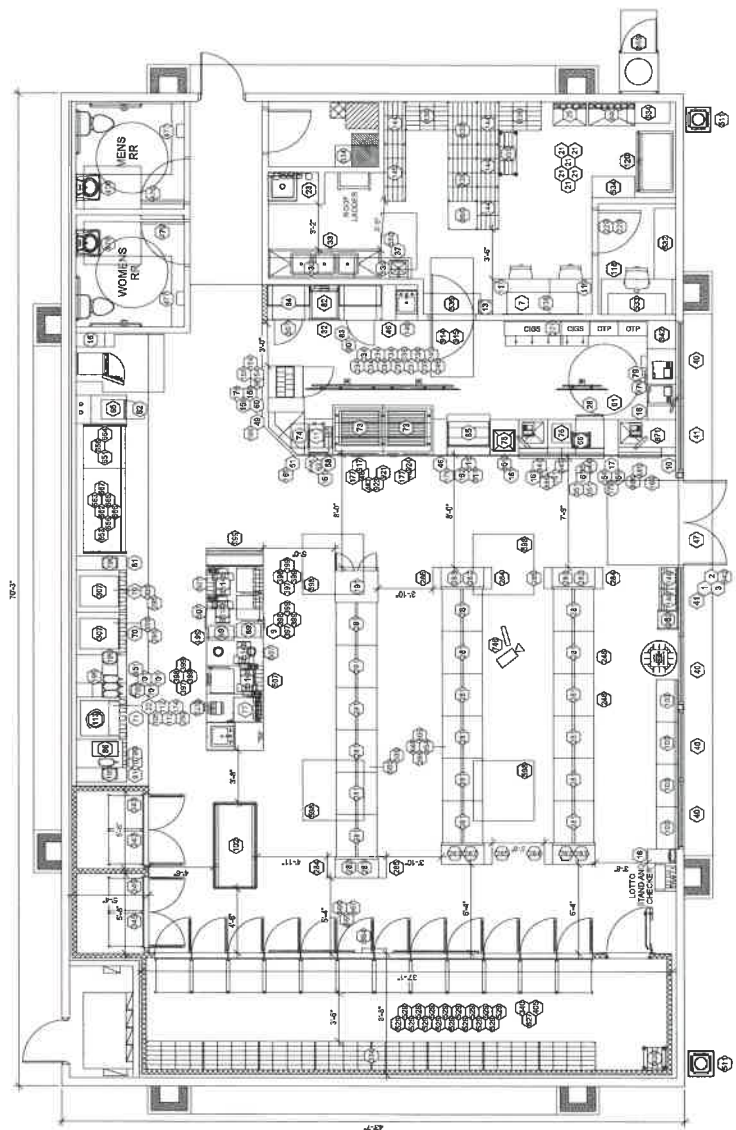
TOTAL SQ. FT. = 3,060 SF
 SALES FLOOR AREA = 1,921 SF

GAS: YES LIQUOR: NO
 BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 60
 TRAVEL DISTANCE (<200) = 82'
 COMMON PATH OF TRAVEL (<75) = 39'
 RESTROOMS REQUIRED = 2
 EXITS REQUIRED = 2

OVERHEAD SHELVES = 37 FT
 FLOOR SHELVES = 34 FT

OCCUPANCY CALCULATION	1612 SF	/	30	=	54 PEOPLE
MERCHANDISE	309 SF	/	200	=	2 PEOPLE
KITCHEN / SALES	853 SF	/	300	=	3 PEOPLE
STORAGE / BACK ROOM	51 SF	/	100	=	1 PERSON
OFFICE	235 SF	/	N/A	=	0 PEOPLE
RESTROOM					
TOTAL				=	60 PEOPLE



1040919 - HEMET, CA - LAYOUT 3

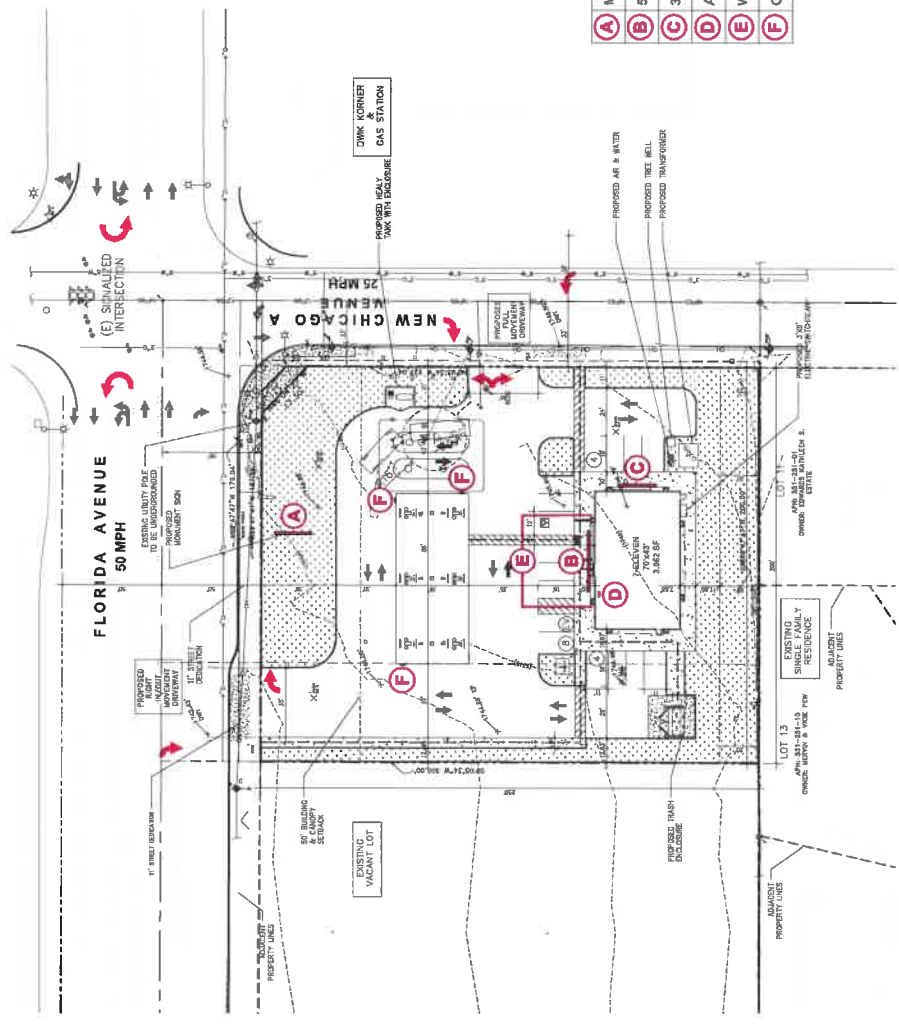
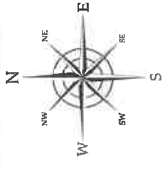
FLORIDA & NEW CHICAGO SCALE: 1/2"=1'-0"
 HEMET, CA

TDG #17-579

APPROVED: YES NO
 06/25/18

06/22/2018

CASE: CUP160006
 EXHIBIT: Exhibit S
 DATE: 8/25/18
 PLANNER: Bret Dawson



(A)	Monument Sign
(B)	5-Pack SEJ W/S
(C)	3-Pack SEJ W/S
(D)	ATM Interior Sign
(E)	Window Graphics
(F)	Canopy Signs

Site Plan
 1" = 60'-0"



harbinger.
 sign of the future
 5100 Shad Road, Jacksonville, FL 32257 • 904.566.4681
 2301 Ohio Dr, Plano, TX 32257 • 972.905.9450

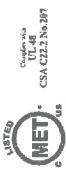
7-Eleven #1040919
 43271 STATE HIGHWAY 74
 (SWC FLORIDA AVE. &
 NEW CHICAGO AVE.)
 RIVERSIDE, CA 92544

SV66394-RI
 E:\Customers\7-Eleven\Art
 (SV66394-RI)1040919.cdr

File No: 16-00111
 Job No: 16-00111
 Project: 16-00111

Scale: As Shown
 Date: 8/25/18

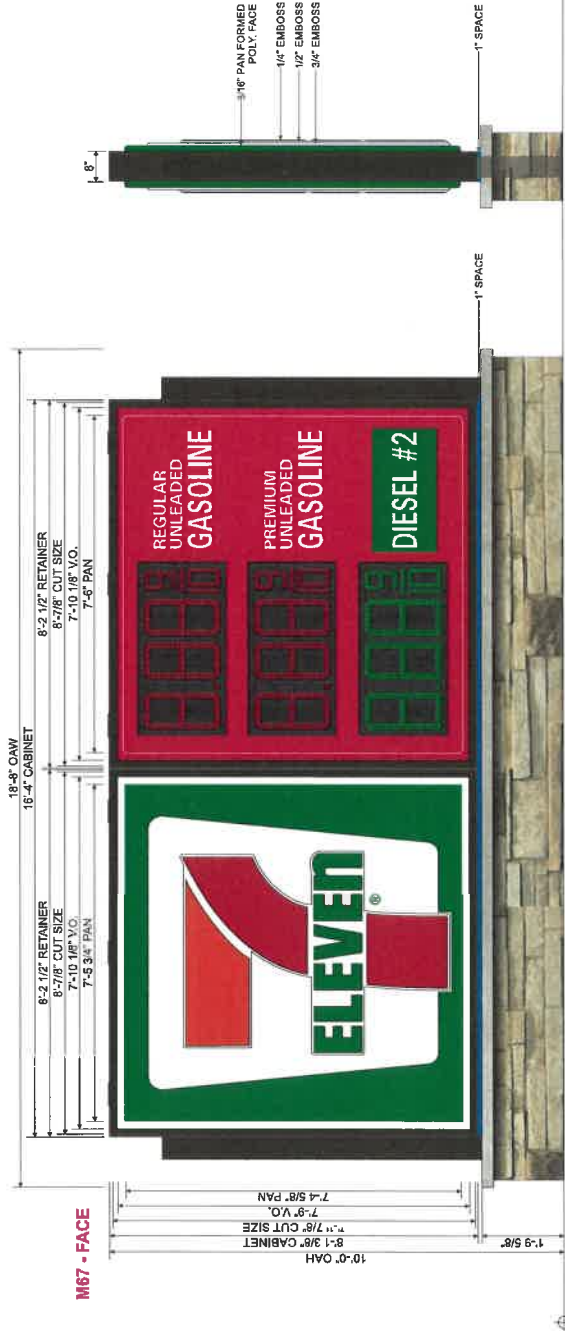
Salesperson: rg
 Designer: DW
 Page: 1



THE SIGNS ON THESE PAPERS HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REGULATIONS AND TO BE INSTALLED IN ACCORDANCE WITH THE 2004 IBC AND OR THE 2007 SFC

Customer approval
 date:

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Code Information:	
Allowed:	150.0 sqft
Proposed:	133.2 sqft
Height Information:	
Allowed:	10' - 0"
Proposed:	10' - 0"

7-ELEVEN LOGO
DIMENSIONS:
OAH: 80 7/4"
OAL: 73 1/4"

SEP. PRICE VISION LED UNITS:
LED UNIT SIZE: 22.082" X 44.924"
LED CHARACTER SIZE: 19.980"

MANUFACTURE & SHIP ONE (1) CUSTOM D/F INTERNALLY ILLUMINATED MONUMENT SIGN CABINET W/ RED & GREEN LED DIGITS, 8" DEEP EXTRUDED ALUMINUM CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE; CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS, 2" INSET RETAINERS TO BE HINGED ON BOTH SIDES OF CABINET.

PAINT SPECS: DURANODIC BRONZE
7-ELEVEN MAIN ID FACES: STANDARD M67-FACE, 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
7-ELEVEN GAS PRICE FACES: STANDARD L67G3D-CA; 3/16" THICK PAN FORMED CLEAR ACRYLIC FACE W/ 3M 3630-26 GREEN TRANSLUCENT VINYL APPLIED SECOND SURFACE THEN BACK SPRAYED PMS 485 RED & PMS WHITE.
7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN, 3M 7725-12 BLACK
7-ELEVEN PAINT SPECS: PMS 485 RED, PMS WHITE

PROVIDE CUSTOMER WITH 20' PRICE-VISION RED & GREEN LEDS
NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER
NOTE: STONE BASE TO BE PROVIDED BY CUSTOMERS GC
NOTE: MONUMENT SIGN TO HAVE AT LEAST 1" OF SPACE BELOW THE CABINETS FOR VENTILATION.
NOTE: DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER.
NOTE: CUSTOMER TO CONFIRM FUEL GRADES PRIOR TO PRODUCTION

Face & Side Detail - M67 & L67G3D-CA Main-ID Cabinet - Sign A
3/8" = 1'-0"
Display Square Footage(Cabinet): 133.2



7-Eleven #1040699
43271 STATE HIGHWAY 74
(S/WC FLORIDA AVE. &
NEW CHICAGO AVE.)
RIVERSIDE, CA 92544



LISTED
MET
CSA C22.2 No. 387

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE IBC-2004 AND OR THE 2010 IBC AND OR THE 2015 IBC.

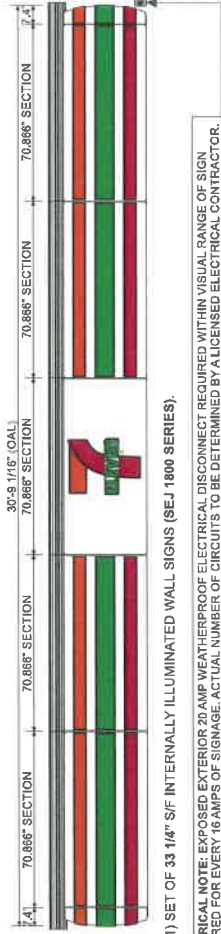
DATE: 10.03.17 BY: Original Concept
06.08.18 BY: Update with new site plan & building elevations

DESIGNER: SVE6394-RI
F:\Customers\7 Eleven\Art\15VE6394-RI #1040916.cdr

SALES PERSON: rg
PM: ks
DESIGNER: bw
DATE:

5100 Blvd Road, Jacksonville, FL 32257 • 904.266.4681
2301 Ohio Dr., Plano, TX 75247 • 972.905.9450

sign of the future
2301 Ohio Dr., Plano, TX 75247 • 972.905.9450



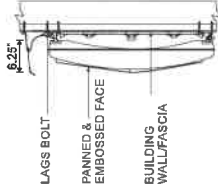
ONE (1) SET OF 33 1/4" SF INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN. ELECTRICAL DISCONNECT TO BE PROVIDED BY LICENSED ELECTRICAL CONTRACTOR. THE NUMBER OF CIRCUITS TO BE INSTALLED SHALL BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. THE ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V. ALL SIGNAGE WILL BE (MET) LISTED (UL) 485STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign B

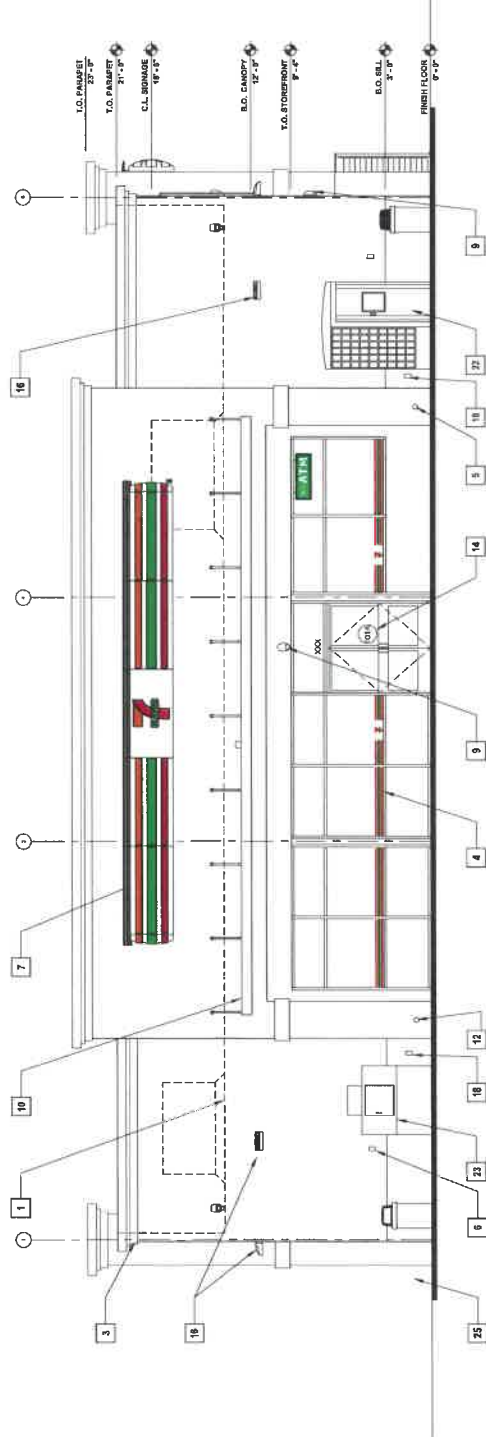
1/4" = 1'-0"

Display Square Footage(Sections): 85.3



Side Mounting Detail - Sign B

NTS



Proposed North Elevation - Signs B, D & E

1/8" = 1'-0"

Code Information:	
Formula:	10% sqft of building frontage.
Allowed:	126.0 sqft
Proposed:	85.3 sqft

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5300 Shed Road, Lickerville, FL 32257 • 904.248.4841
2301 Ohio Dr., Plano, TX 75075 • 972.945.9480



7-Eleven #1040910
43271 STATE HIGHWAY 74
(SWC FLORIDA AVE. &
NEW CHICAGO AVE.)
RIVERSIDE, CA 92544

SVE6394-R1

date: 10.03.17 by: Original Concept
06.04.18 RI (Update with new site plan & building elevations)

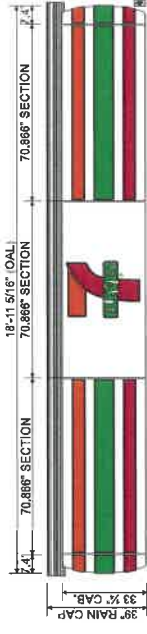
designer: PMK ks
by: dw

Salesperson: tg Designer: dw
PMK ks Designer: dw
Page: 3

customer approval: _____ date: _____
THE DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THE DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.



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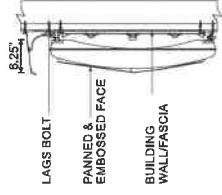
ONE (1) SET OF 33 1/4" SF INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHER-PROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE INSTALLED TO BE DETERMINED BY ELECTRICAL ENGINEER. ELECTRICAL PANELS TO BE INSTALLED AT THE TYPICAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V. ALL SIGNAGE WILL BE (MET) LISTED (U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign C

1/4" = 1'-0"

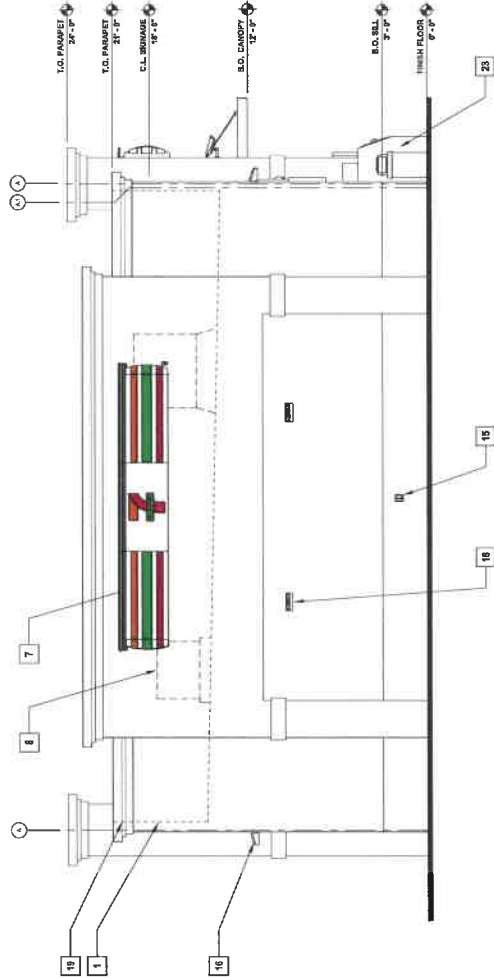
Display Square Footage(Sections): 52.5



Side Mounting Detail - Sign C

NTS

Code Information:	
Formula:	10% sqft of building footage.
Allowed:	77.4 sqft
Proposed:	52.5 sqft



Proposed East Elevation - Sign C

1/8" = 1'-0"



7-Eleven #1040919
43271 STATE HIGHWAY 74
(SW) FLORIDA AVE &
NEW CHICAGO AVE.
RIVERSIDE, CA 92544

SV66394-RI
Customer's 17 ElevenART
SV66394-RI #1040919.cdr

DATE: 03.07.00
BY: [Signature]
CHECKED BY: [Signature]

DESIGNER: [Signature]
DRAWN BY: [Signature]

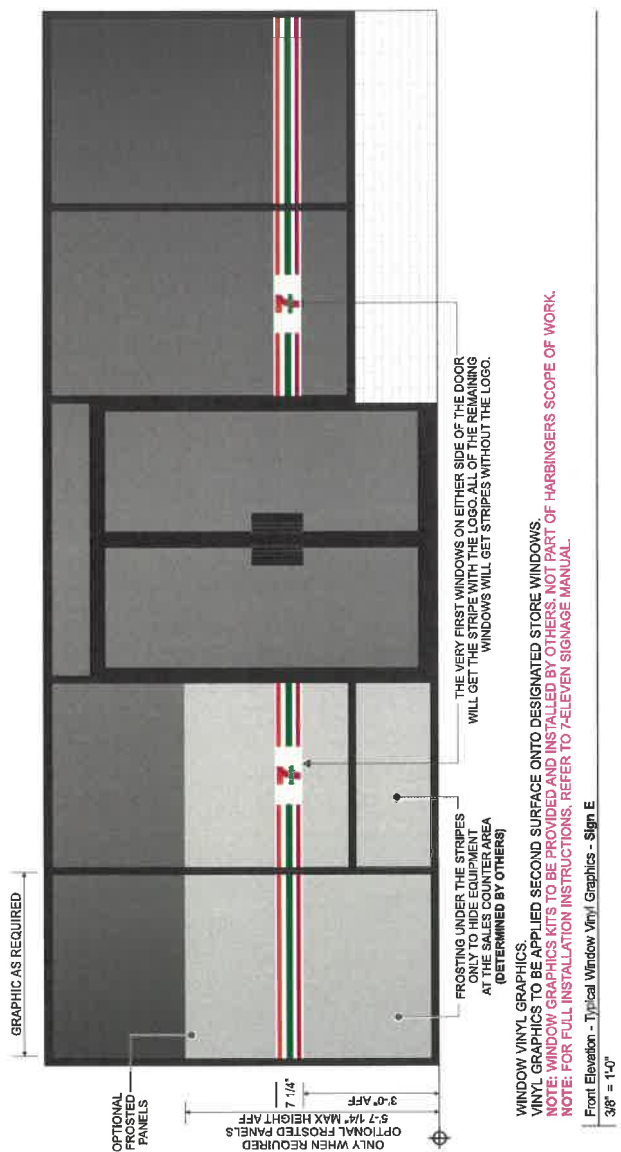
SALES PERSON: [Signature]



ONE (1) INTERIOR ATM INTERNALLY ILLUMINATED S/F WINDOW SIGN, 3/16\"/>

VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS



WINDOW VINYL GRAPHICS
 VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.
 NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
 NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - Typical Window Vinyl Graphics - Sign E

1\"/>

Front Elevation & Side Mounting Detail - ATM S/F Window Sign - Sign D
 1\"/>

Display Square Footage (Cabinet): 3.2

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 2301 Ohio Dr. Plano, TX 75027 • 972.905.9400



7-Eleven #1040919
 43271 STATE HIGHWAY 74
 (S/W FLORIDA AVE. &
 NEW CHICAGO AVE.)
 RIVERSIDE, CA 92544

SVE6394-R1
 F:\Customers\7 Eleven\Art
 \SVE6394-R1 #1040919.cdr

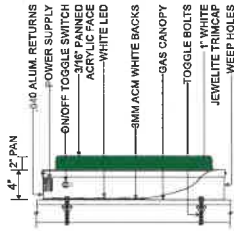
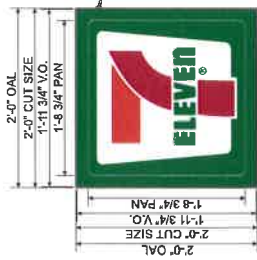
DATE: 05/01/10 09:00 Original Concept
 CREATED BY: R Update with new site plan & building elevations

DESIGNER: [Redacted] BY: [Redacted]
 CHECKED BY: [Redacted] DATE: [Redacted]
 SALES PERSON: rg PH: ks DESIGNER: dw
 CUSTOMER APPROVAL: [Redacted] DATE: [Redacted]



187260
 Created on 05/01/10
 U.L.#8
 CSA-C12.2 No.287

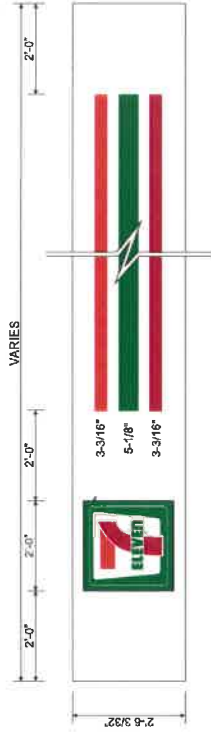
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SHIP THREE (3) W2X2C CANOPY S/F INTERNALLY ILLUMINATED SIGN CABINET.
 3/16" THICK PMS WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
 4" DEEP ALUM. RETURNS TO BE PAINTED PMS WHITE LOW GLOSS. 1" WHITE (JEWELITE) TRIM CAP.
 CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
 NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS (BY OTHERS) TO BEGIN 2'-0" FROM CABINET DIMENSIONS.
 7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

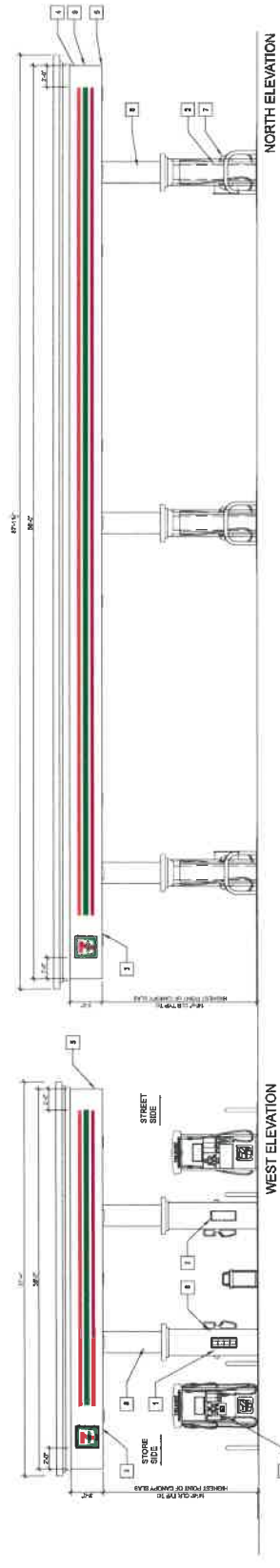
Front Elevation & Side Mounting Detail - W2X2C CANOPY Cabinet - Sign F
 3/8" = 1'-0" Display Square Footage (Cabinet): 4.0



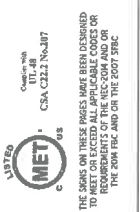
Front Elevation & Side Detail - Typical 36" Canopy Sign & Graphic Layout
 3/8" = 1'-0" Display Square Footage: 4.0 Each

Code Information:	
Formula:	10% sqft of building frontage.
Allowed:	22.4 sqft
Proposed:	4.0 sqft

Code Information:	
Formula:	10% sqft of building frontage.
Allowed:	9.3 sqft
Proposed:	4.0 sqft



Canopy Overlay - Sign Type F
3/32" = 1'-0"



Customer approval
date: _____

Customer approval
date: _____

SALES: 800.717.0000
DESCRIPTION: Original Concept
DATE: 06/04/19
PROJECT: Update with new site plan & building elevations

SV06394-R1

Customers: 7-Eleven Art
SV06394-R1 #160099.GIF

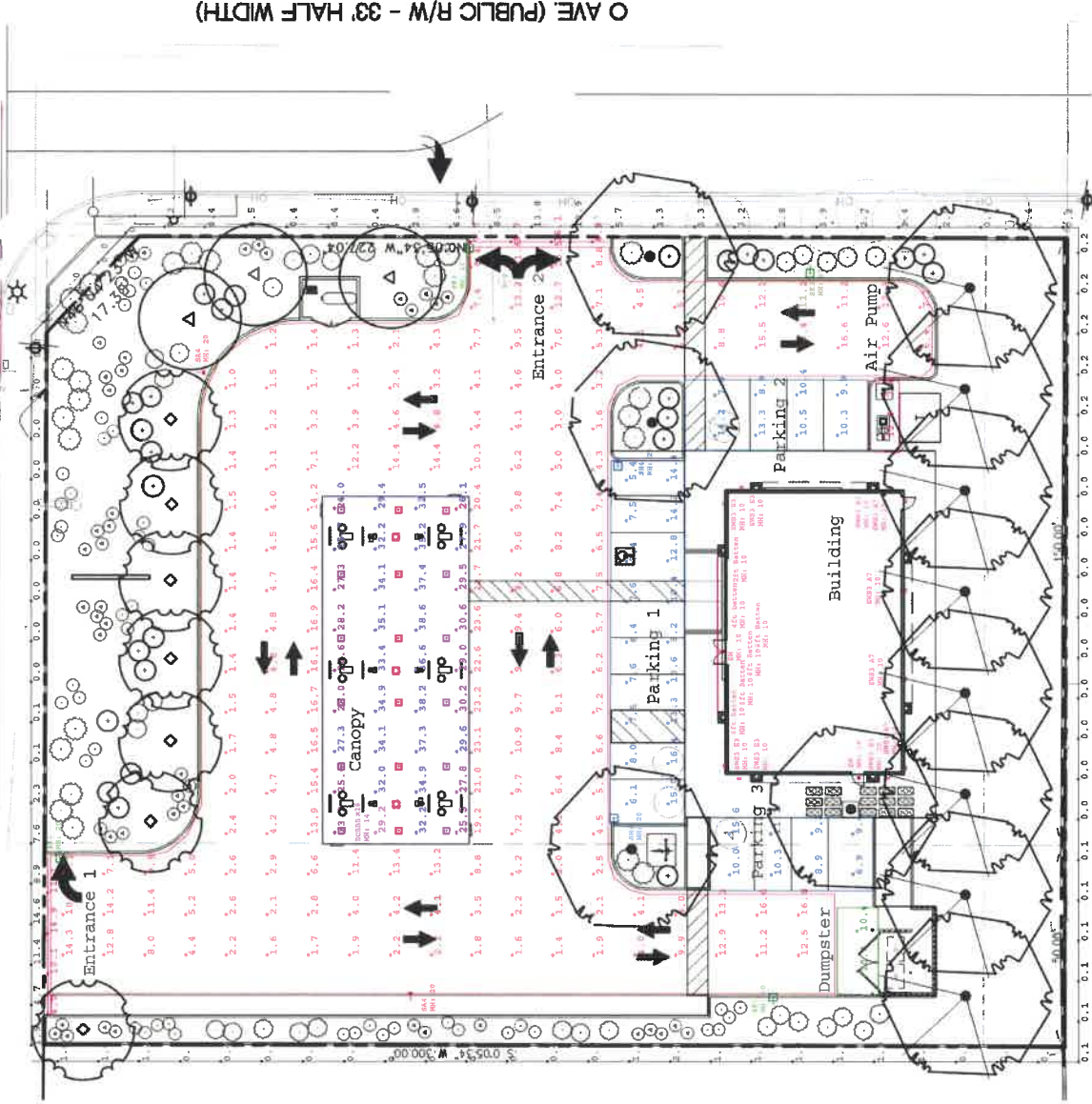
7-Eleven #160099
4327 STATE HIGHWAY 74
(S/W CHICAGO AVE. &
NEW CHICAGO AVE.)
RIVERSIDE, CA 92544

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Page: 7
Designer: bw
P/M: ks
Salesperson: rg



Scale: 1 inch= 14.12 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

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Provided By: **Current Power & Light**
 17750 S. 20th St.
 Suite 100
 Mesa, AZ 85208

Designer: Hassan Jarudi
 Date: 7/31/2018
 GE Drawing #: 12444 - 7-11 Storefront Light, Canopy

A173933 - 7-ELEVEN STORE #10780
 Riverside County, CA
 MOUNTING HEIGHT AS NOTED
 MAINTAINED LIGHTING LEVELS INDICATED



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	18	ECBBB	SINGLE	1.000	ECBBB5F5501AWHITE	64	8110
	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEW102441BAT-SY	8.34	768
	6	EWS3 E3	SINGLE	1.000	EWS3_ESD150_____	90	8600
	4	EWS3 A7	SINGLE	1.000	EWS3_A7D150_____120-277V	25	2900
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEW109641BAT-SY	33	3073
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEW104841BAT-SY	16.68	1536
	2	SA4	SINGLE	1.000	EASC_A4F550_____	44	4200
	2	SH4	SINGLE	1.000	1-EASC0H4F5509C Color	199	21200
	4	SK3	SINGLE	1.000	1-EASC0K3F5509C Color	283	33000

Calculation Summary

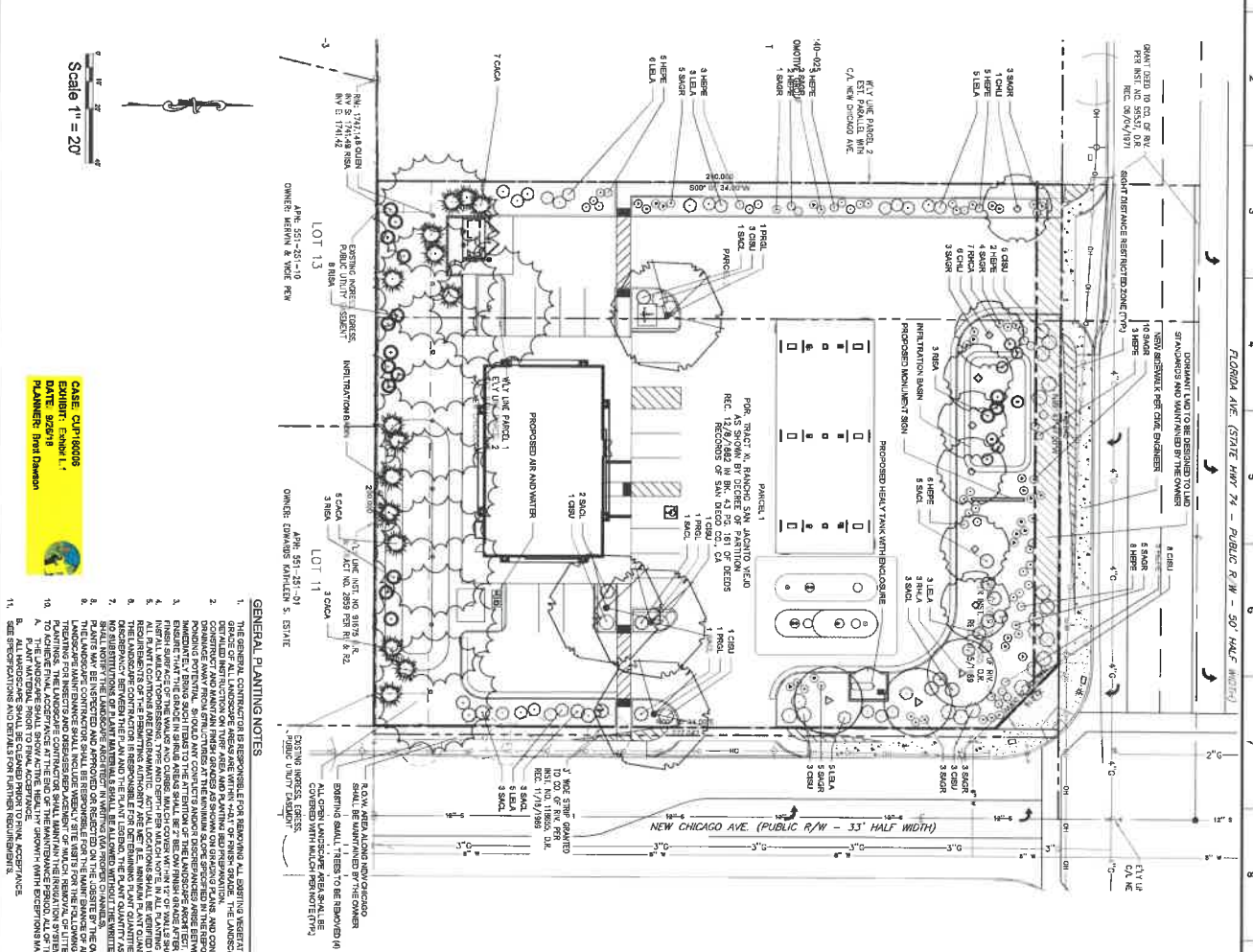
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	10.00	12.4	7.6	1.32	1.63
Canopy	Illuminance	Fc	30.84	38.6	23.9	1.29	1.62
Dumpster	Illuminance	Fc	10.50	10.6	10.4	1.01	1.02
Entrance 1	Illuminance	Fc	10.03	14.9	4.0	2.51	3.73
Entrance 2	Illuminance	Fc	10.60	16.1	7.7	1.38	2.09
General Approach	Illuminance	Fc	7.65	23.6	1.0	7.65	23.60
Parking 1	Illuminance	Fc	9.99	16.4	5.4	1.85	3.04
Parking 2	Illuminance	Fc	10.60	14.2	7.3	1.45	1.95
Parking 3	Illuminance	Fc	10.20	15.6	6.9	1.48	2.26
Property Line	Illuminance	Fc	1.68	14.6	0.0	N.A.	N.A.

No city ordinance. However, the City would like a pole/luminaire combo similar to what was used in the Wallgreen's across the street from the project. EASC fixtures were used.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC

* Levels designed to be at initial output or 1.0LLF





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	WALDGS	REMARKS
CHOU	Chaetochloa sp.	Golden Thread Willow	2 1/2" dia	Per plant	7	1	1-10/11/17
CHOU	Chaetochloa sp.	Golden Thread Willow	2 1/2" dia	Per plant	4	1	1-10/11/17
HERB	Herbaceous plants	Herbaceous plants	2 1/2" dia	Per plant	5	1	1-10/11/17
SAKAI	Sakaki	Amelanchier	2 1/2" dia	Per plant	5	1	1-10/11/17

LANDSCAPE CALCULATIONS

PERCENT OF TOTAL PLANTING AREA: 25.00%
 TOTAL PLANTING AREA: 1,375.00 SQ. FT.
 LANDSCAPE AREA PROVIDED: 4,750.00 SQ. FT.

RECOMMENDED SCREENING TREES

4 TREES 11' TALL PER 25' (1:250) J
 8 TREES PROVIDED

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY ENGINEERING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY ENGINEERING.
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RED VALLE VISTA, LLC

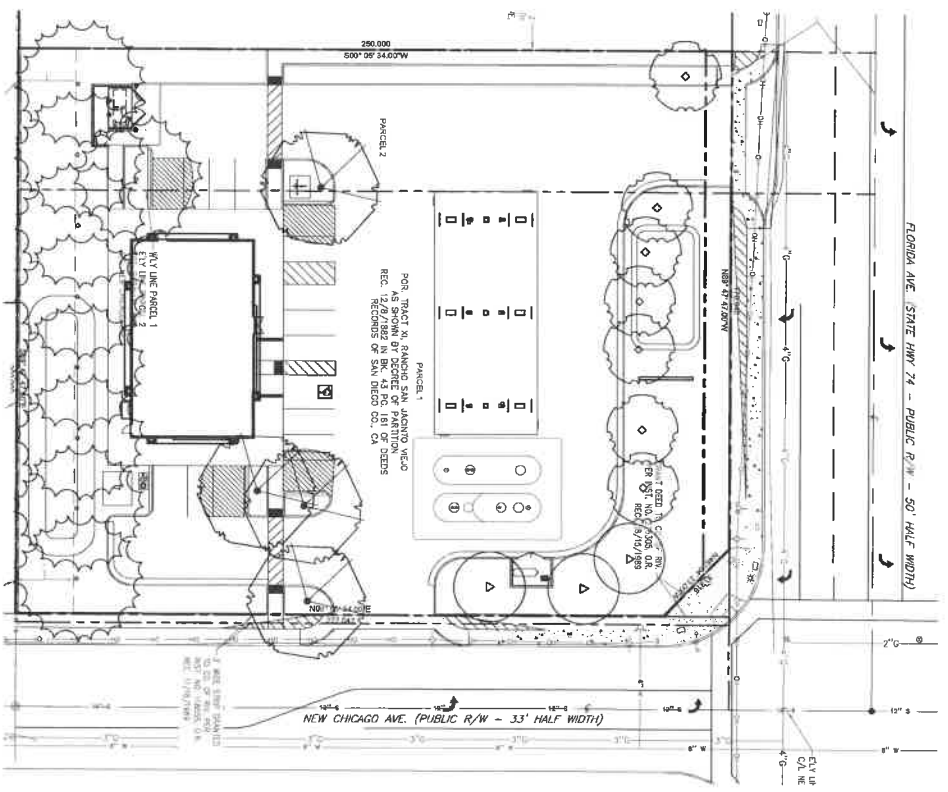
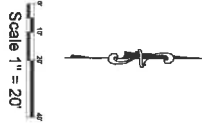
101 N. Maple Avenue
 Amber, PA 15002
 Phone (412) 833-1225
 Email: info@redvallevista.com

DEPARTMENT PERMIT CUP-180005

PLANTING PLAN

DATE: 11/17/17
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET NO.: LP-1

CASE: CUP180006
 EXHIBIT: Exhibit L2
 DATE: 9/26/18
 PLANNER: Brett Dawson



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	WINDS	REMARKS
(Symbol)	CHILU	Chionodoxa lutea 'Vick's Seedling'	24" Max	Per plan	7	L	8'-0" x 4'-6" @
(Symbol)	PRFL	Prunella grandiflora	24" Max	Per plan	4	L	8'-0" x 4'-6" @
(Symbol)	QIEN	Quercus nigra 'Imperial'	24" Max	Per plan	9	L	8'-0" x 4'-6" @
(Symbol)	RIILA	Rosa laevis	24" Max	Per plan	3	L	8'-0" x 4'-6" @
(Symbol)	PARKING AREA SHADERS BTYPES						

SHADING CALCULATIONS

ANNUAL SHADING REQUIRED: 3.11% (SEE 9/26/18)

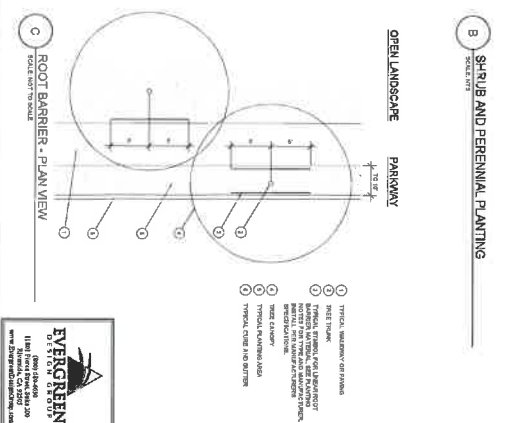
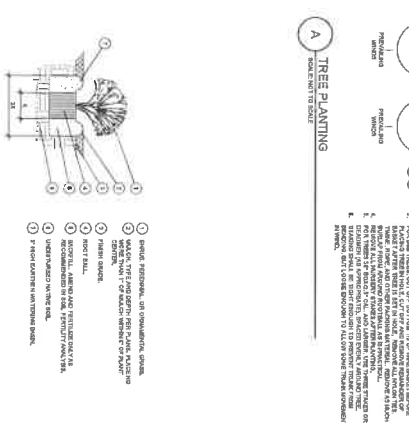
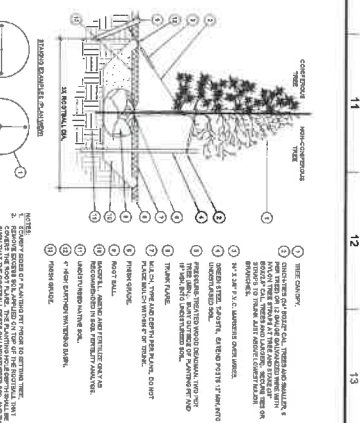
SHADING PROVIDED: 85% (SEE 9/26/18)

SHADING DEFICIT: 82% (SEE 9/26/18)

NOTES: SEE SPEC SECTION 4.1.2 FOR SHADING REQUIREMENTS. PERMISSIBLE COUNTY MINIMUM REQUIREMENTS: 1% (SEE 9/26/18)



<p>811 Call Before You Dig 1-800-4-A-DAWG</p>	<p>PREPARED FOR: RED VALLE VISTA, LLC</p>	<p>CORE STATES GROUP</p> <p>201 S. Maple Avenue Amber, PA 15002 Phone (717) 409-2125 #MyCoreStates@core-states.com</p>
	<p>DOCUMENT: CONDITIONAL USE PERMIT CUP180006</p>	
<p>DATE: 9/26/18</p> <p>COMPILED BY: [Blank]</p>	<p>PROJECT: SMC OF FLORIDA AVE & NEW CHICAGO AVE</p>	<p>SHEET TITLE: SHADING PLAN</p> <p>JOB #: P242488</p> <p>SCALE: AS SHOWN</p> <p>DRAWN BY: JLM</p> <p>CHECKED BY: [Blank]</p> <p>DATE: 9/26/18</p> <p>PROJECT NO.: LP-1A</p>



PLANTING SPECIFICATIONS

- 1. GENERAL NOTES**
- A. ALL PLANTING SHALL BE PERFORMED BY A SHOP THAT IS LICENSED BY THE STATE OF ILLINOIS.
 - B. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - C. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - D. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - E. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - F. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - G. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - H. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - I. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - J. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - K. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - L. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - M. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - N. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - O. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - P. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - Q. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - R. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - S. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - T. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - U. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - V. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - W. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.
 - X. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE STATE OF ILLINOIS.
 - Y. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY OF COOK.
 - Z. ALL PLANTING SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF CHICAGO.





License Query System - Map Query

Premises Address: 43271 E Florida Ave
Census Tract: 437.02 City: HEMET

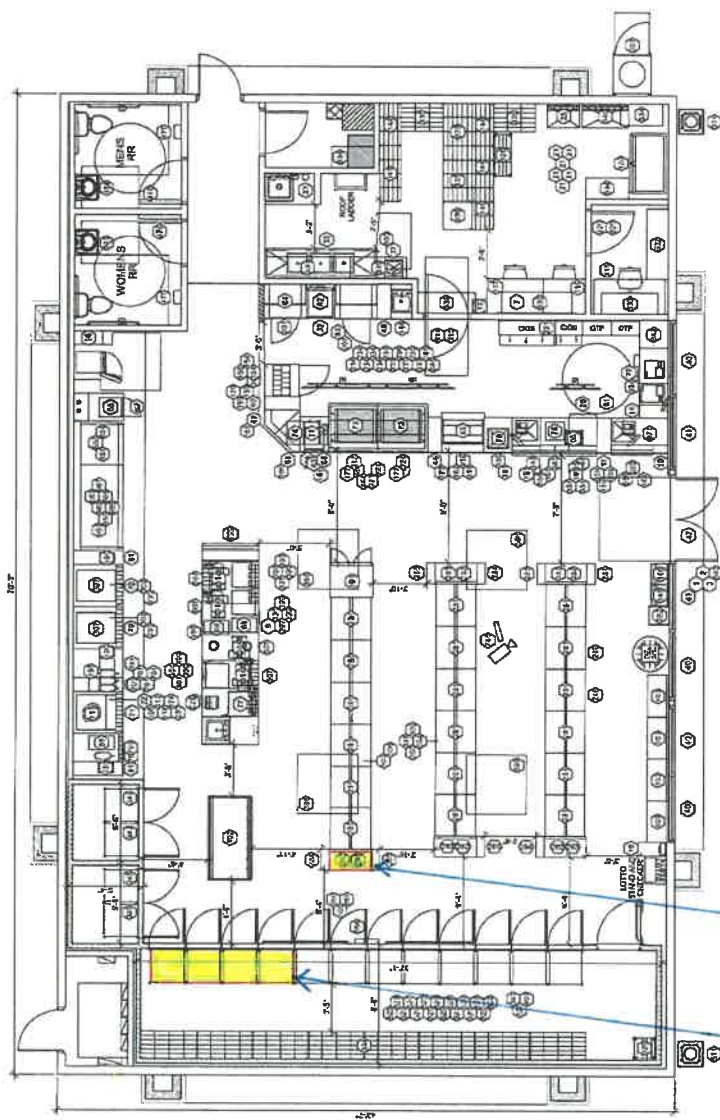
Rows Per Page: 25 Reload



Total Licenses: 6
Page 1 of 1

License Number	Status	License Type	Exp. Date	Primary/Owner	Business Name	Premises Addr.	Census Tract
285831	ACTIVE	21	06/17/1991	STATER BROS MARKETS	STATER BROS MARKETS 119	43398 STATE HIGHWAY 74 HEMET, CA 92344	3300
383712	ACTIVE	20	10/23/2007	KARRA MOUSSA	HEMET EAST CENTER	Census Tract: 0437.02 43310 E FLORIDA AVE, STE A HEMET, CA 92344	3300
383721	ACTIVE	41	10/26/2007	KARRA MOUSSA		Census Tract: 0437.02 43310 E FLORIDA AVE, STE B HEMET, CA 92344	3300
427558	ACTIVE	20	10/28/2005	SHREE SAI INVESTMENT INC	KWIK KORNER DELI & GROCERY	Census Tract: 0437.02 25760 NEW CHICAGO AVE, #A HEMET, CA 92344	3300
485043	ACTIVE	47	03/17/2008	REINNA, ME SUK	LITTLE LOUIES COCKTAILS	Census Tract: 0437.02 43271 E FLORIDA AVE, #148 HEMET, CA 92344	3300
477458	ACTIVE	21	06/22/2008	GARFIELD BEACH CVB LLC	CVS PHARMACY STORE #902	Census Tract: 0437.02 43418 STATE HIGHWAY 74 HEMET, CA 92344-5219	3308
522011	ACTIVE	20	11/14/2012	WALGREEN CO	WALGREENS 1080	Census Tract: 0437.02 43200 STATE HWY 74 HEMET, CA 92344-5142	3308
685462	ACTIVE	41	07/13/2016	CHEN, BIN BIN	CHINA GARDEN	Census Tract: 0437.02 43495 STATE HIGHWAY 74, STE B HEMET, CA 92344-6286	3300

BUSINESS NAME/ADDRESS	LICENSE TYPE
LITTLE LOUIES COCKTAILS 43271 E FLORIDA AVE	Full on site
CHINA GARDEN 43430 STATE HIGHWAY 74, STE B	B & W on site
HEMET EAST CENTER 43510 E FLORIDA AVE, STE A,B	B & W on/off site
CVS PHARMACY STORE 9502 43418 STATE HIGHWAY 74	Full off site
STATER BROS MARKETS 119 43396 STATE HIGHWAY 74	Full off site
Walgreens 43200 STATE HWY 74	B & W off site
KWIK KORNER DELI & GROCERY 25760 NEW CHICAGO AVE, #A	B & W off site



LAYOUT INFORMATION

ROLLER GRILLS	2	SELF-SERVE			
SANDWICH CASE	9				
VAULT DOORS	12				
LOW TEMP DOORS	2				
ICE MERCHANT DOORS	2				
NOVELTY CASE	1 (LG)				
BAKERY CASE	1 (LG)				
SLURPEE BARRELS	6				
CONDOLA UNITS (60" H)					
END CAPS (60" H)	36	05			
POWER WINGS	(06) - NOT IN TOTAL	04			
LOW WALLS (60" H)	00	00			
HIGH WALLS (72" H)	00	45			
TOTAL					
TOTAL SQ FT	= 3,080 SF				
SALES FLOOR AREA	= 1,921 SF				
GAS: YES LIQUOR: NO					
BEER: YES WINE: YES					
OCCUPANCY LOAD (>40) = 80					
TRAVEL DISTANCE (<200) = 82'					
COMMON PATH OF TRAVEL (<75) = 39'					
RESTROOMS REQUIRED = 2					
EXITS REQUIRED = 2					
OVERHEAD SHELVES = 37 FT					
FLOOR SHELVES = 34 FT					
OCCUPANCY CALCULATION					
MERCHANDISE	1612 SF	/	30	=	54 PEOPLE
KITCHEN / SALES	308 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	853 SF	/	300	=	3 PEOPLE
OFFICE	51 SF	/	100	=	1 PERSON
RESTROOM	235 SF	/	N/A	=	0 PEOPLE
TOTAL					60 PEOPLE

7-ELEVEN, INC.
3200 Hookberry Rd., Irving, Texas 75063
7-11 #1040919
FLORIDA & NEW CHICAGO
HEMET, CA



Checked By: _____
Drawn By: _____
Date: 6/19/2018
Scale: AS NOTED
Job#: 17-579



06/22/2018
APPROVED: YES NO
06/25/18

1040919 - HEMET, CA - LAYOUT 3
FLORIDA & NEW CHICAGO
HEMET, CA



TDG #17-579

SCALE: X=1/4"=1'-0"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP180006

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

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

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: November 28, 2018

Applicant/Project Sponsor: Core States Group Date Submitted: 4/9/2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: 11/29/18

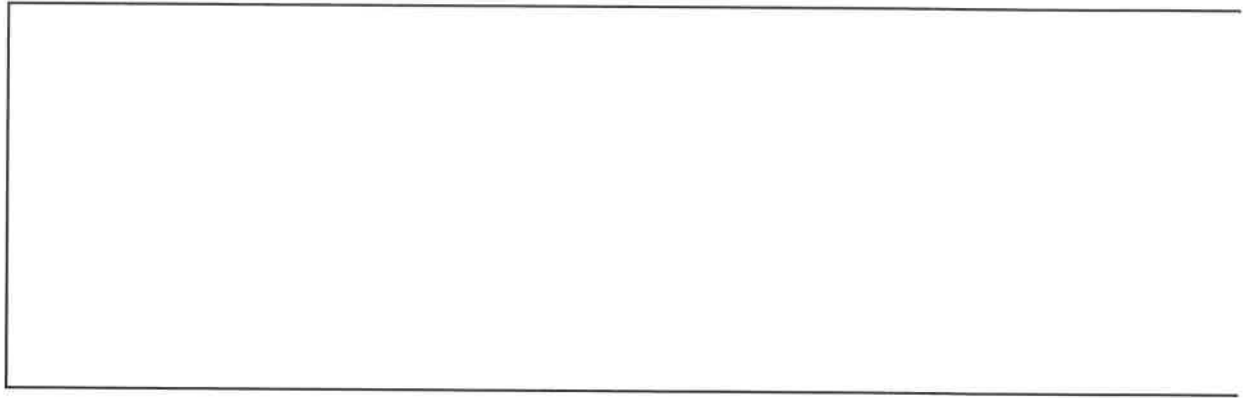
The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#: CEQ180034 ZCFG

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180034
Project Case Type (s) and Number(s): CUP180006
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson, Project Planner
Telephone Number: (951) 955-0972
Applicant's Name: RED Valle Vista, LLC
Applicant's Address: 38122 Stone Meadow Drive, Murrieta, CA 92562

I. PROJECT INFORMATION

A. Project Description: A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST's Healy Tank. The project site is located at 43271 State Route 74, north of Putter's Lane, south of Florida Avenue, east of Lake Street, and west of New Chicago Avenue. The existing restaurant/bar on-site would be demolished to accommodate the proposed project. Demolition and construction would last approximately eight months.

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

C. Total Project Area:

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 1.14	Lots: 1	Sq. Ft. of Bldg. Area: 3,062	Est. No. of Employees: 2 to 4 per shift
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 0			

D. Assessor's Parcel No(s): 551-240-046-1

E. Street References: The project site is located on the southwest corner of State Highway 74 and New Chicago Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: T5S, R1E, Section 8 PSEC

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently developed with a restaurant/bar that would be demolished to accommodate the proposed project. Adjacent uses include single-family residences immediately to the south and southeast across New Chicago Avenue, a Quik Korner convenience store and gas station to the east across New Chicago Avenue, a vacant lot immediately to the west, and a Walgreens pharmacy to the north across State Highway 74.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** LU 29.3, LU 29.5, LU 29.6, LU 29.7, LU 29.9

2. **Circulation:** C 1.4, C 2.1, C 2.2, C 2.3, C 2.4, C 2.5, C 2.8, C 3.6, C 3.9, C 3.11, C 3.13, C 3.15, C 4.7, C 4.9, C 5.2, C 5.3, C 6.2, C 6.3, C 6.4, C 6.5, C 6.7, C 7.1, C 19.1, C 20.8
3. **Multipurpose Open Space:** OS 1.4, OS 2.1, OS 2.2, OS 3.3, OS 3.5, OS 3.7, OS 4.6, OS 4.7, OS 11.2, OS 11.4, OS 16.1, OS 16.2, OS 16.9, OS 17.2, OS 19.3, OS 19.5, OS 19.6
4. **Safety:** S 1.1, S 2.1, S 2.2, S 2.3, S 3.8, S 3.11, S 3.13, S 5.1, S 6.1, S 7.3
5. **Noise:** N 1.3, N 1.4, N 1.5, N 1.6, N 2.3, N 4.8, N 7.4, N 9.3, N 13.1, N 13.2, N 13.4, N 14.5, N 14.8,
6. **Housing:** N/A
7. **Air Quality:** AQ 2.2, AQ 2.3, AQ 4.2, AQ 4.7, AQ 4.9, AQ 19.3, AQ 19.4, AQ 20.10, AQ 20.11, AQ 20.13, AQ 20.14, AQ 20.18, AQ 20.20
8. **Healthy Communities:** HC 2.2, HC 3.3, HC 4.2, HC 5.5
9. **Environmental Justice (After Element is Adopted):** N/A

B. General Plan Area Plan(s): San Jacinto Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (CR)

E. Overlay(s), if any: Florida Avenue Corridor Policy Area

F. Policy Area(s), if any: Area subject to Multiple Species Habitat Conservation Plan (MSHCP)

G. Adjacent and Surrounding:

1. **Area Plan(s):** San Jacinto Valley

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

3. **Land Use Designation(s):** Low Density Residential (LDR), Commercial Retail (CR)

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

5. **Policy Area(s), if any:** Area subject to Multiple Species Habitat Conservation Plan (MSHCP)

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: C-P-S (Scenic Highway Commercial)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: C-P-S, R-1 (One-Family Dwellings)

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

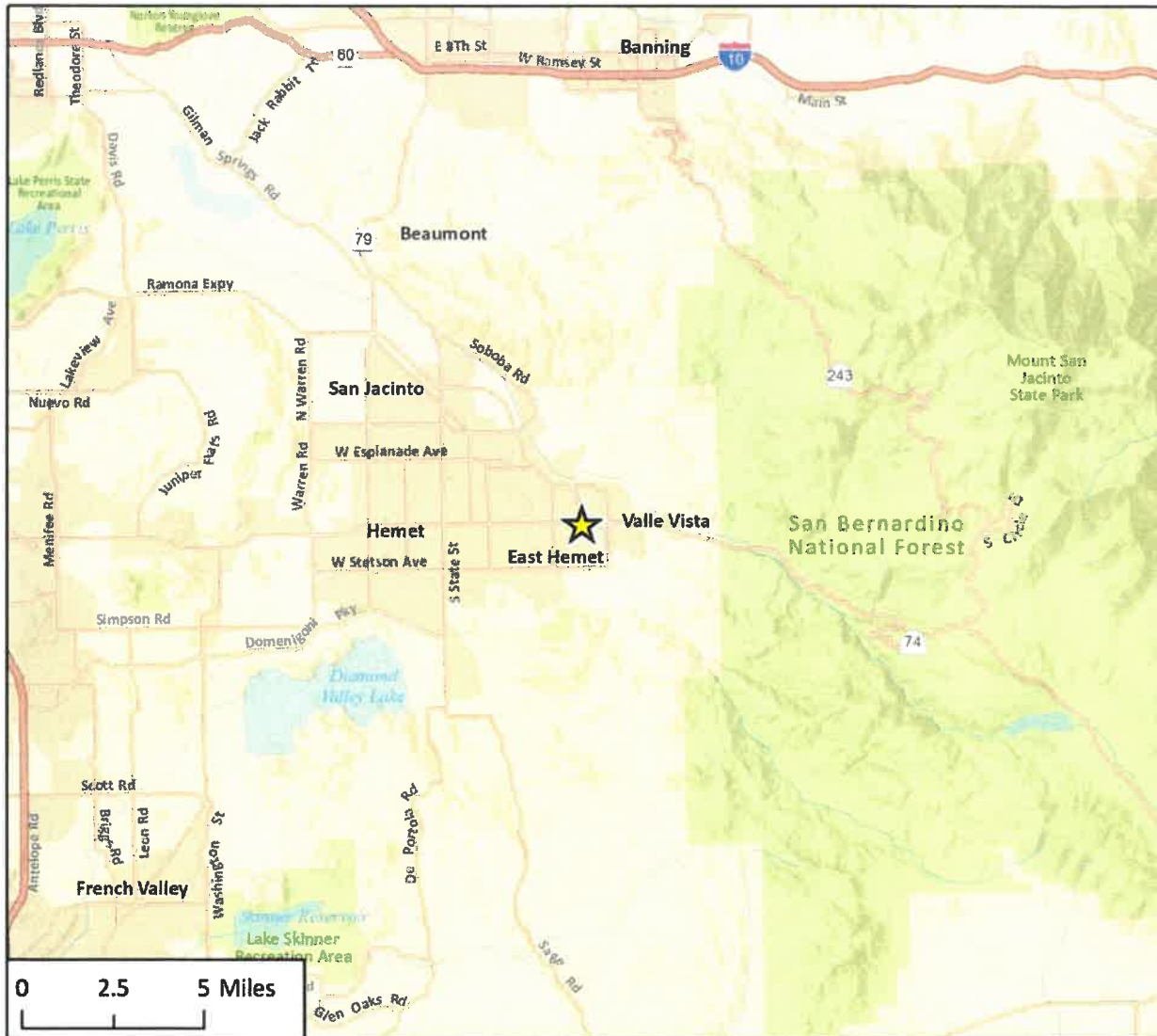
Signature

Date

For:

Printed Name

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2018.

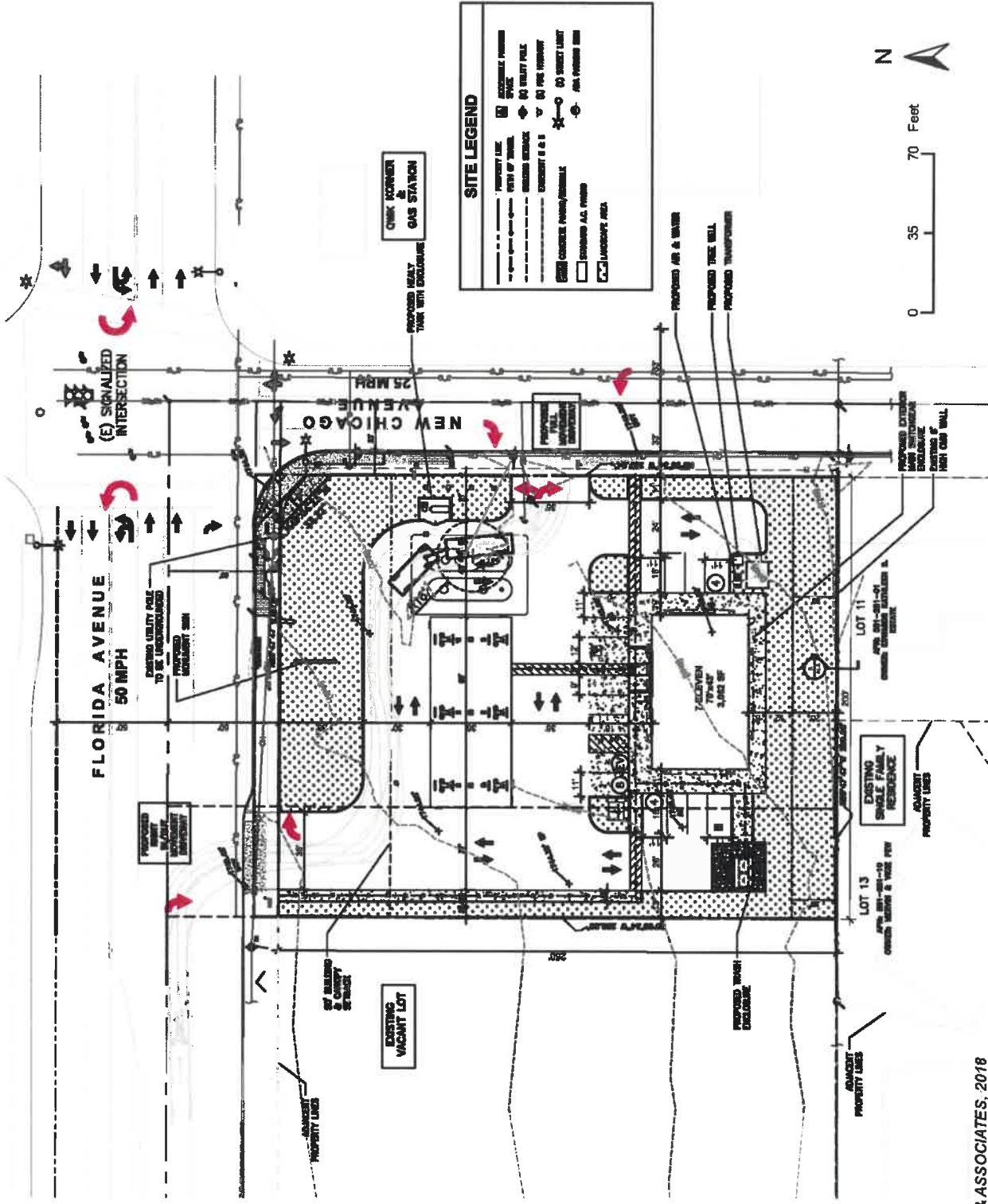
★ Project Location



Figure 2 Project Site Location



Figure 3 Site Plan



Source: TAIT & ASSOCIATES, 2018

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: As shown in Figure C-8, “Scenic Highways” of the County’s General Plan, the project site is located along SR 74, which is listed as eligible for designation as a State scenic highway. Existing views of the project site are shown in Figure 4 and Figure 5. The project would be visible from SR 74; however, the highway has not yet been designated as an official State scenic highway. Furthermore, the project site is currently developed with urban uses, and the replacement of a restaurant/bar with a convenience store and gas station would not create a considerable change in the local environment visible from the SR 74 corridor. Impacts to scenic highway corridors would be less than significant.

The Multipurpose Open Space Element of the County’s General Plan defines scenic resources as visually attractive areas that are visible to the public, including natural landmarks and prominent or unusual features of the landscape. Hillsides and ridges that are visible above urban or rural areas or highways are considered scenic backdrops, and access points which provide a view of the countryside are considered scenic vistas. The County’s General Plan does not identify specific scenic resources (County of Riverside 2015). The closest scenic resources to the project site are the San Jacinto River/Bautista Creek located approximately 0.2 mile to the east, and the San Jacinto Mountains, located approximately 1.5 miles to the northeast. The San Jacinto River is not visible from the project site or from the surrounding area due to intervening commercial and residential development. The San Jacinto Mountains are visible from the project site and surrounding area but are partially obstructed by intervening street trees and existing residential and commercial development. The existing view of the San Jacinto Mountains from the project site is shown in Figure 6. Views of the San Jacinto Mountains from single-family residences south of the project site are obstructed by an approximately eight-foot high wall that runs along the northern edge of these

properties (see Figure 7). The existing one-story restaurant/bar would be demolished and replaced with a gas station canopy located on the central portion of the project site and a one-story convenience store located on the southern portion of the project site; therefore, views of the San Jacinto Mountains would not be substantially altered by the proposed development. Furthermore, the project site is currently developed, and the replacement of a restaurant/bar with a convenience store and gas station would not considerably alter the overall visual character of the existing environment and would not create an aesthetically offensive site open to public view. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Figure 4 View of Existing Restaurant/Bar from SR 74 Looking Southeast



Figure 5 View of Existing Restaurant/Bar from Western Site Boundary Facing Northeast



Figure 6 View of San Jacinto Mountains from Western Boundary of Project Site Looking East



Figure 7 View of Adjacent Residences from Project Site Facing South



2. Mt. Palomar Observatory

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

Source:

County of Riverside. 1988. Ordinance No. 655: An Ordinance of the County of Riverside Regulating Light Pollution. June 7, 1988. <https://www.rivcocob.org/ords/600/655.htm>

Findings of Fact: The project site is categorized as Zone B for lighting in accordance with the County of Riverside Ordinance 655. Zone B is defined as the area outside Zone A (the area within a 15-mile radius of Mt. Palomar Observatory) but within a 45-mile radius of Mt. Palomar Observatory. The proposed project would involve the demolition of the existing restaurant/bar and the construction of a convenience store and gas station. The proposed project would introduce new exterior light sources on the project site beyond those currently existing in the form of overhead lighting for fueling stations, sign lighting, and storefront lighting. The proposed project would be required to comply with Sections 6, 7, and 8 of Ordinance 655, which set requirements for lamp source, shielding, and placement and contain certain lighting prohibitions. Adherence to the applicable provisions of Ordinance 655 would ensure that impacts to the nighttime use of the Mt. Palomar Observatory would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

Sources: Project Description

Findings of Fact: Development of the proposed convenience store and gas station would incorporate new exterior lighting sources on the project site in the form of overhead lighting for fueling stations, sign lighting, and storefront lighting. This type of lighting and signage would be similar to the Quik Korner convenience store and gas station located immediately to the east across New Chicago Avenue. The front of the proposed convenience store would face north towards SR 74; therefore, lighting from the convenience store would not spillover onto adjacent residential properties. The proposed convenience store building would partially shield adjacent residences from exterior light sources. In addition, the proposed project would be required to comply with Section 8.80.050 of the County's Municipal Code, which states that "all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way." Section 8.80.050 also prohibits the installation of blinking, flashing, or rotating outdoor luminaries.

The new exterior light sources would not substantially increase the overall levels of nighttime lighting because they would be subject to the provisions of Section 8.80.050 of the County's Municipal Code and would be similar to the existing light levels already present from lighting sources on surrounding commercial uses such as the Quik Korner convenience store and gas station east of the project site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and the pharmacy north of the project site. Therefore, new lighting introduced by the proposed development would not create a new source of substantial light and glare or expose neighboring residential properties to light levels in excess of existing lighting conditions. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Sources:

- California Department of Conservation (DOC). 2016a. *California Important Farmland Finder*. Accessed September 2018. <https://maps.conservation.ca.gov/dlrp/ciff/>
- _____. 2016b. Riverside County Williamson Act FY 2015/2016 Sheet 1 of 3. ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf (accessed September 2018.)
- Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: Based on the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program and Williamson Act maps, neither the project site nor adjacent properties are Prime Farmland, Unique Farmland, or Farmland of Statewide Importance or are enrolled in Williamson Act contracts (DOC 2016a and 2016b). The project site is zoned C-P-S (Scenic Highway Commercial) and is currently developed with a restaurant/bar and a surface parking lot. According to Figure OS-2 "Agricultural Resources" of the Riverside County General Plan, the project site is located on "urban built-up land" (County of Riverside 2015). All parcels within 300 feet of the project site are zoned C-P-S or R-1 (one-family dwellings). Therefore, the site is not located on or within 300 feet of agricultural land and would not result in development of non-agricultural uses within 300 feet of agriculturally-zoned property. Furthermore, the proposed project would redevelop a parcel with non-agricultural uses and would not involve any development that could result in the conversion of farmland to non-agricultural uses. There would be no impact.

Mitigation: No mitigation is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The project site is zoned C-P-S (Scenic Highway Commercial) and is currently developed with a restaurant/bar and a surface parking lot. According to Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" of the Riverside County General Plan, the project site is not located on forest land, and the nearest forest land is approximately 7.5 miles to the east in the San Bernardino National Forest. Therefore, the proposed project would not conflict with existing zoning for forest land or timberland. Furthermore, the proposed project would redevelop a parcel with existing non-agricultural uses and would not involve any development that could directly or indirectly result in the loss or conversion of forest land to non-forest use. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

California Air Resources Board (CARB). 2005. Air Quality and Land Use Handbook: A Community Health Perspective.

Southern California Association of Governments (SCAG). 2016. Final 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). April 7, 2016. <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>

South Coast Air Quality Management District. 2008. Final Localized Significance Threshold Methodology. July 2008. <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>

_____. 2009. 2006 – 2008 Thresholds for Construction and Operation with Gradual Conversion of NO_x to NO₂. October 21, 2009. <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2>

_____. 2015. SCAQMD Air Quality Significance Thresholds. March 2015. <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>

Findings of Fact: The project site is located in the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County.

As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that State and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether or not the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” The primary criteria air pollutants regulated by state and federal standards include ozone, nitrogen dioxide, carbon monoxide, sulfur dioxide, particulate matter, and lead.

According to the California Air Resources Board (CARB), the project site is located in a nonattainment area for both the federal and State standards for ozone and small particulate matter with a diameter between 2.5 and 10 micrometers (PM₁₀), and the State standard for fine particulate matter with a diameter of 2.5 micrometers or less (PM_{2.5}). This nonattainment status is a result of several factors, the primary ones being the naturally adverse meteorological conditions that limit the dispersion and diffusion of pollutants, the limited capacity of the local airshed to eliminate pollutants from the air, and the number, type, and density of emission sources in the Basin. The regional climate in the Basin is semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. Air quality in the Basin is primarily influenced by meteorology and a wide range of emissions sources, such as dense population centers, substantial vehicular traffic, and industry. Due to its nonattainment status, the Basin is required to implement strategies to reduce pollutant levels to recognized acceptable standards. Accordingly, the SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of State and federal air quality standards.

The SCAQMD recommends the use of quantitative thresholds to determine the significance of temporary construction-related emissions and long-term emissions associated with project operation. These thresholds are designed such that a project consistent with the thresholds would not have an individually or cumulatively significant impact to the Basin's air quality. These thresholds are shown in Table 1.

Table 1 SCAQMD Significance Thresholds

Pollutant	Mass Daily Thresholds	
	Operation Thresholds (lbs/day)	Construction Thresholds (lbs/day)
NO _x	55	100
ROG ¹	55	75
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550
Lead	3	3

Notes: NO_x = nitrogen oxides, ROG = reactive organic gases, PM₁₀ = particulate matter with a diameter of 10 microns or less, PM_{2.5} = particulate matter with a diameter of 2.5 microns or less, SO_x = sulfur oxides, CO = carbon monoxide

¹ Reactive Organic Gases (ROG) are formed during combustion and evaporation of organic solvents. ROG are also referred to as Volatile Organic Compounds (VOC).

Source: SCAQMD 2015.

The SCAQMD has also developed Localized Significance Thresholds (LST) for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs were devised in response to concern regarding exposure of individuals and local communities to these pollutants. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or State ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, and distance to the sensitive receptor. However, LSTs only apply to emissions in a fixed stationary location during project construction and operation. LSTs do not apply to mobile sources, such as cars on a roadway (SCAQMD 2008a). Therefore, LSTs are typically applied only to construction emissions because the majority of operational emissions are associated with off-site project-generated vehicle trips.

The project site is located in Source Receptor Area (SRA) 28 and is approximately 1.14 acres in size. LSTs are provided for sites that are one, two, and five acres in size and for receptors at distances of 82, 164, 328, 656, and 1,640 feet from the project site boundary. For receptors located within 82 feet of a project site, SCAQMD recommends using the closest modeled distance of 82 feet (SCAQMD 2008). Therefore, this analysis conservatively uses LSTs for a one-acre site located in SRA 28 at a receptor distance of 82 feet as shown in Table 2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD has also established significance thresholds for toxic air contaminants (TACs), including carcinogens and non-carcinogens. Construction activity would generate emissions of diesel particulates, but the magnitude of construction associated with the project would not be great enough to generate diesel particulate emissions that would create health risks exceeding applicable health risk thresholds.

Table 2 SCAQMD LSTs for Construction

Pollutant	Allowable emissions in SRA 28 for one-acre site at a receptor distance of 82 feet
Gradual conversion of NO _x to NO ₂	162
CO	750
PM ₁₀	4
PM _{2.5}	3

Source: SCAQMD 2008.

AQMP Consistency

A project may be inconsistent with the SCAQMD’s 2016 AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2016 AQMP relies on local general plans and the population forecasts contained in the Southern California Association of Government’s (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Community Strategy. SCAG forecasts an increase of 140,200 residents and 86,100 employees in unincorporated Riverside County from 2012 to 2040 (SCAG 2016). The proposed project involves the construction of a convenience store and gas station, which would require approximately two to four employees per shift. Given that the proposed project would involve the demolition of an existing restaurant/bar, which employs a similar number of persons per shift, the proposed project would not result in a net increase in employment opportunities in the County of Riverside. Due to the nature of these employment opportunities, employees would likely be drawn from the local workforce and would not result in the relocation of any new residents to the County of Riverside. Therefore, the project would not result in indirect population growth, and the proposed project would be consistent with the 2016 AQMP. No impact would occur.

Construction Emissions

Project construction would generate temporary air pollutant emissions. These emissions are associated with fugitive dust and exhaust emissions from heavy construction vehicles, as well as reactive organic gases (ROGs) released during the application of architectural coatings. Demolition, site preparation, and grading would involve the greatest use of heavy equipment and generation of fugitive dust. As shown in Table 3, estimated maximum daily construction emissions would not exceed SCAQMD regional thresholds or the applicable LSTs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 3 Estimated Construction Emissions

Construction Phase	Estimated Maximum Daily Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	2.4	23.0	15.5	< 0.1	3.6	2.2
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Maximum On-site Emissions ¹	2.3	22.7	14.9	< 0.1	3.5	2.1
Localized Significance Thresholds (LSTs) ²	N/A	162	750	N/A	4	3
Threshold Exceeded?	N/A	No	No	N/A	No	No

Notes: All numbers have been rounded to the nearest tenth. Emission data is pulled from “mitigated” results, which account for compliance with regulations and project design features. Emissions presented are the highest of the winter and summer modeled emissions.

See Appendix A for CalEEMod model output.

¹ LSTs only apply to on-site emissions and do not apply to mobile emissions (the majority of operational emissions). Therefore, only on-site construction emissions are compared to LSTs.

² LSTs for a one-acre site in SRA 28 at a receptor distance of 82 feet (Table 2).

Operational Emissions

Operational emissions associated with project operation would include emissions associated with vehicle trips (mobile sources); natural gas and electricity use (energy sources); and landscape maintenance equipment, consumer products, and architectural coatings associated with on-site operational activities (area sources). Table 4 summarizes the project’s operational emissions, taking into account existing emissions. As shown below, the net increase in operational emissions as a result of the proposed project would not exceed SCAQMD thresholds for any criteria pollutant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 4 Estimated Operational Emissions

Emissions Source	Estimated Maximum Daily Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Energy	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Mobile	1.6	9.4	7.7	< 0.1	1.3	0.4
Proposed Project Emissions	1.6	9.4	7.7	< 0.1	1.3	0.4
Existing Use Emissions	0.8	3.4	6.9	< 0.1	1.5	0.4
Net Emissions (Proposed - Existing)	0.8	6.0	0.8	< 0.1	(0.2)	< 0.1
<i>SCAQMD Thresholds</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Threshold Exceeded?	No	No	No	No	No	No

() denotes a negative number.

Notes: All numbers have been rounded to the nearest tenth. Emission data is pulled from "mitigated" results, which account for compliance with regulations and project design features. Emissions presented are the highest of the winter and summer modeled emissions.

See Appendix A for CalEEMod model output.

As shown in Table 3 and Table 4, construction emissions and net operational emissions from the proposed project would not exceed SCAQMD significance thresholds for criteria air pollutants. Therefore, the proposed project would not violate or contribute to a violation of an air quality standard and would not result in a cumulatively considerable net increase of any criteria air pollutant; impacts would be less than significant.

Sensitive Receptors

Certain population groups are more sensitive to air pollution than others. Sensitive receptors include children, the elderly, and acutely ill and chronically ill persons, especially those with cardio-respiratory diseases. Sensitive land uses would include those locations where such individuals are concentrated, such as hospitals, schools, residences, and parks with active recreational uses. The sensitive receptors closest to the project site are single-family residences located immediately south of the project site.

Refueling activities at the proposed gas station would potentially release benzene into the air; however, benzene emissions can be reduced by more than 90 percent by the vapor recovery systems required at fuel pumps. Nevertheless, benzene emissions may result in near source health risk (CARB 2005). Therefore, CARB recommends siting sensitive land uses, such as residences, at least 50 feet from typical gasoline dispensing facilities and at least 300 feet from large gasoline dispensing facilities (i.e., facilities with a throughput of 3.6 million gallons per year or greater) (CARB 2005). The proposed gas station would dispense approximately 1.8 million gallons of gas per year and would qualify as a typical gasoline dispensing facility. Fuel pumps would be located approximately 160 feet away from the nearest residence. Therefore, the proposed fuel pumps would be located outside the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended buffer of 50 feet, which would ensure the nearby sensitive receptors are adequately protected from benzene emissions. Furthermore, SCAQMD has stringent requirements for the control of gasoline vapor emissions from gasoline dispensing facilities as set forth in SCAQMD Rule 461, Gasoline Transfer and Dispensing, which requires compliance with all equipment and operation standards as well as maintenance and inspection protocol. Compliance with SCAQMD Rule 461 would protect nearby residents from exposure to emissions related to the proposed gas station. The proposed project would involve the construction of a convenience store and gas station, which would not introduce new sensitive receptors within one mile of an existing substantial point source emitter. Therefore, the proposed project would not expose new residents or other sensitive receptors to substantial pollutant concentrations. Air quality impacts to sensitive receptors would be less than significant.

Odors

Objectionable odors typically come from sources such as exhaust from heavy equipment, restaurants, animal boarding facilities, feed lots, agricultural operations, food processing, compost waste, wastewater treatment plants, various industrial processes and landfills. The proposed convenience store and gas station are not identified as land uses associated with odor complaints by CARB (CARB 2005). In addition, the proposed project would be required to comply with SCAQMD Rule 402, Nuisance, which prohibits the discharge of air contaminants that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public. Therefore, the project would not generate objectionable odors affecting a substantial number of people, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Sources:

California Department of Fish and Wildlife. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. February 2010. <https://www.wildlife.ca.gov/Conservation/Planning/Connectivity/CEHC>

Regional Conservation Authority (RCA). 2018. MSHCP Information App. Available at: <http://wrcra.maps.arcgis.com/apps/webappviewer/index.html?id=2ba3285ccc8841ed978d2d825e74c5fa> (September 11, 2018).

United States Fish and Wildlife Service. 2018. "Wetlands Mapper." <https://www.fws.gov/wetlands/data/mapper.html> (accessed September 2018).

Findings of Fact: The project site is currently developed with a restaurant/bar and paved parking lot with ornamental landscaping and does not contain native biological habitat. Several mature trees are present on the northern portion and along the eastern edge of the project site. The project site is surrounded by SR 74 to the north, New Chicago Avenue to the east, residential development to the south, and a vacant parcel consisting of mowed grass to the west.

The project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) within Criteria Cell 3611; however, it is not located within a special status species survey area (Regional Conservation Authority [RCA] 2018). The project site is currently developed and would not provide suitable habitat to special status plant or animal species covered under the WRMSHCP. In addition, because the site is currently developed, it would not be appropriate for reserve assembly within the Criteria Area. As such, the project would not conflict with the WRMSHCP. Impacts would be less than significant.

Due to the site's existing development and lack of native biological habitat, suitable habitat for special status species is not present on-site. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any federally-listed or state-listed endangered or threatened species. There would be no impacts to endangered and threatened species.

While common birds are not designated as special status species, destruction of their eggs, nests, and nestlings is prohibited by federal and state law. Several large ornamental trees are present on the project site and adjacent properties that could provide potential habitat for nesting birds. Project activities (e.g., vegetation trimming/removal) could affect nesting of these species, which are protected under the Migratory Birds Treaty Act (MBTA) and the California Fish and Game Code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(CFGC). Implementation of Mitigation Measure BIO-1 would ensure compliance with the MBTA and CFGC. Therefore, impacts to candidate, sensitive, or special status species would be less than significant with the incorporated mitigation.

According to the RCA MSHCP Information App, the project site is located in a WRMSHCP Criteria Area, but is not located on Public-Quasi Public Reserve Lands or in a Core or Linkage. Public-Quasi Public Reserve Lands are located approximately 1,000 feet northwest of the project site, but are separated from the site by a large commercial shopping center and surrounding paved roadways (RCA 2018). The project site is located in a developed urban area and surrounded by urban uses in all directions, including SR 74, commercial development, single family residences, and mowed vacant land. Given the urban nature of the surroundings, and the existing development on the project site, the site would not function as a significant wildlife corridor or linkage, nor as a native wildlife nursery site. The project site is not located in a California Department of Fish and Wildlife (CDFW) Essential Habitat Connectivity Area. The nearest wildlife corridor as identified by the CDFW Essential Habitat Connectivity Area (CDFW 2018) occurs approximately five miles southeast of the project site in the San Jacinto Mountains and would not be affected by implementation of the project. Therefore, there would be no impact on wildlife movement or wildlife nursery sites.

No riparian habitat, federally protected wetlands, or other water features that may be considered jurisdictional by the CDFW, U.S. Army Corps of Engineers, or the Regional Water Quality Control Board (RWQCB) are mapped or occur on the project site (United States Fish and Wildlife Service 2018). Therefore, there would be no impact on federally protected wetlands or other jurisdictional waters.

The project site is located in a fairly developed urban area surrounded by residential and commercial structures. There is no native biological habitat on-site, and the only vegetation includes several non-native mature trees located on the site. The County of Riverside Municipal Code Chapter 12.24 (Ordinance No. 559) protects native trees, which are defined as woody plants indigenous to Riverside County and all smog-resistant species introduced as part of a reforestation program, that attain height of at least 30 feet at maturity and are 12 inches in diameter at a height of 4.5 feet above the ground. Removal of these trees without County approval would conflict with the County’s Municipal Code. Should the project applicant need to remove trees, a permit application to remove trees must be made to the planning director of the Riverside County planning department. Therefore, compliance with the County of Riverside Municipal Code would ensure that no conflicts with local policies and ordinances protecting biological resources would occur. Impacts would be less than significant.

Mitigation: The following mitigation measure and compliance with the MBTA and CFGC would be required to ensure impacts to nesting birds would be less than significant.

BIO-1 Nesting Birds. To avoid disturbance of nesting and special-status birds, vegetation trimming/removal shall occur outside of the bird breeding season (February 1 through August 31). If vegetation trimming/removal must occur during the breeding season, a pre-construction nesting bird survey shall be conducted by a qualified County-approved biologist no more than seven days prior to initiation of vegetation trimming/removal activities within all suitable nesting habitat located within the project site. If no nesting birds are found, construction may be initiated without impacts to nesting birds. If nests are found, the biologist shall determine a suitable buffer where no construction activities would occur. The distance will be determined by the biologist based on the species of bird to ensure that no direct or indirect impacts would occur. An avoidance buffer shall be determined and demarcated by the biologist with bright

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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orange construction fencing, flagging, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during all project construction activities. The biologist shall monitor the nesting activity during construction, as needed, to verify that the buffer was adequately placed and that breeding is not compromised by construction. The buffer shall remain in place while the nest is active; project encroachment into the buffer shall only occur at the discretion of the qualified biologist.

Monitoring: If vegetation trimming/removal occurs during the breeding season, the results of the pre-construction nesting bird survey shall be submitted by the qualified biologist to the County prior to beginning vegetation trimming/removal activities. If nests are found, weekly monitoring reports of nesting activities and buffer zones shall be submitted by the qualified biologist to the County.

CULTURAL RESOURCES Would the project

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

Rincon Consultants, Inc. (Rincon). 2018. 43271 State Highway 74 Project Cultural Resources Assessment Report. August 2018.

Findings of Fact: A Cultural Resources Assessment Report was prepared by Rincon Consultants, Inc. (Rincon) in August 2018 for the project site and is included as Appendix B. According to the Cultural Resources, Assessment, historic topographic maps and aerial photographs reveal that a building was present in 1955, which has been altered several times since its original construction. Aerial photographs reveal that properties in the vicinity of the project site were subject to significant changes since 1966. The Cultural Resources Assessment Report concludes that the project site was not associated with important events or people at the national, state, or local level. The existing building is not representative of any particular architectural style, and it is unlikely that the project site will yield information deemed important to history or prehistory. Therefore, the project site does not appear eligible for listing in either the National Register of Historic Places under Criterion A, B, C, or D or the California Register of Historical Resources under Criterion 1, 2, 3, or 4. In addition, the project site is not presently listed as a contributor to a County of Riverside Historic District and does not appear to meet the requirements for inclusion in an existing or potential Historic District (Rincon 2018, Appendix B). Therefore, although the proposed project would alter or destroy a historic site it would not cause a substantial adverse change in the significance of a historical resource. Impacts in this regard would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

Rincon Consultants, Inc. (Rincon). 2018. 43271 State Highway 74 Project Cultural Resources Assessment Report. August 2018.

Findings of Fact: As part of the Cultural Resources Assessment Report prepared for the project site, Rincon Archaeologist Lindsay Porras, MA, RPA conducted a pedestrian field survey of the project site on August 8, 2018. Ms. Porras walked 10- to 15-meter transects across the project site. The project site is currently developed and paved; therefore, survey efforts were focused on the overall condition of the project site rather than inspection for artifacts. Ground visibility on the project site was poor (less than 10 percent). While the neighboring properties located at the intersection of SR 74 and New Chicago Avenue are commercial in character, the majority of nearby land fronting SR 74 is either vacant or developed with agricultural uses. Landscaping on the property consists chiefly of mature palms and deciduous trees of several varieties, which are scattered throughout the property and along the New Chicago Avenue frontage. The record search results did not identify any prehistoric cultural resources within one mile of the project area and no resources are present within or around the project area. Because there are no archaeological resources present, there will be no impacts in this regard.

No religious or sacred uses exist on the project site or in the immediate vicinity. Therefore, the proposed project would not restrict such uses within the potential impact area, and no impact would occur.

Mitigation: none.

Monitoring: None

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
 _____. 2018. "Map My County." https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Findings of Fact: As shown in Figure S-2, "Earthquake Fault Study Zones," of the County's General Plan, the project site is not located in an Alquist-Priolo Fault Zone or in any Riverside County Fault Zones (County of Riverside 2015). According to the Riverside County GIS database, the closest fault zone is the San Jacinto Fault Zone, located approximately 0.2 mile north of the project site. No known fault lines traverse the project site. The closest faults include the San Jacinto Fault located approximately 0.2 mile north of the project site, and the Casa Loma Fault located approximately 0.6 mile southwest of the project site (County of Riverside 2018). Therefore, the proposed project would not expose people or structures to potential substantial adverse effects associated with a fault zone or be subject to rupture of a known earthquake fault. No impact would occur.

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 of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: Liquefaction is a condition that occurs when unconsolidated, saturated soils change to a near-liquid state during ground shaking. According to Figure S-3, "Generalized Liquefaction" of the County's General Plan, the project site is located in an area that has sediments moderately susceptible to liquefaction (County of Riverside 2015). Therefore, impacts related to liquefaction would be potentially significant. Implementation of Mitigation Measure GS-1 would ensure that appropriate geotechnical techniques are undertaken to remediate the on-site hazard. Impacts related to liquefaction would be less than significant with incorporated mitigation.

Mitigation: The following mitigation measure would ensure that the proposed project's design remediates the on-site liquefaction hazard and would reduce liquefaction impacts to a less than significant level.

GS-1 Liquefiable Soils. Appropriate techniques to minimize liquefaction and subsidence potential shall be prescribed by an engineering geologist and implemented by the project applicant. Suitable measures to reduce liquefaction and subsidence impacts could include specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the ground characteristics. All on-site structures shall comply with applicable methods of the California Building Code.

Monitoring: The proposed geotechnical remediation plans designed to reduce liquefaction and subsidence hazards shall be submitted to the County. The County shall review and approve all final

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plans for the remediation of liquefiable soils and subsidence potential prior to the issuance of a grading permit.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

California Department of Conservation. 2010. Fault Activity Map of California. <http://maps.conservation.ca.gov/cgs/fam/>

Findings of Fact: The project site is located in the highly seismic Southern California region where several fault systems are considered to be active or potentially active. The project site may be subject to ground shaking in the event of an earthquake originating along one of the active or potentially active faults designated in the vicinity of the project site. This hazard is common throughout California, and the proposed development would pose no greater risk to public safety or destruction of property than is already present for the region. The Casa Loma Fault is the most recently active fault in the vicinity of the project site. The project site is also located close to the San Jacinto Fault and the Hot Springs Fault, both of which have not been active in the last 200 years (California Department of Conservation 2010). The proposed project would be required to comply with the seismic safety requirements in the International Building Code (IBC), the California Building Code (CBC), and the Riverside County Municipal Code. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Impacts related to seismic ground shaking would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes. The project site is flat and is not in an area with a slope angle of 15 percent or greater according to Figure S-5, "Regions Underlain by Steep Slope", of the County's General Plan (County of Riverside 2015). Furthermore, Figure S-4, "Earthquake Induced Slope Instability Map," of the County's General Plan shows that the project site and surrounding areas have a low to locally moderate susceptibility to seismically induced landslides and rockfalls (County of Riverside 2015).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, impacts related to landslides, lateral spreading, collapse, or rockfall hazards would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: Subsidence is the sudden sinking or gradual downward settling of the Earth’s surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. Figure S-7, “Documented Subsidence Areas Map” of the County’s General Plan shows that the project site is not located within an area with documented subsidence; however, the project site is identified as a susceptible area (County of Riverside 2015). Mitigation Measure GS-1 listed in Section 9, *Liquefaction Potential Zone*, would reduce potential subsidence impacts by requiring the implementation of appropriate geotechnical techniques to remediate on-site subsidence potential. Impacts would be less than significant with incorporated mitigation.

Mitigation: See Mitigation Measure GS-1 listed under Section 11, *Liquefaction Potential Zone*.

Monitoring: See monitoring requirements listed under Section 11, *Liquefaction Potential Zone*.

15. Other Geologic Hazards

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

Source:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

United States Geological Survey. 2017. California Volcano Observatory (CalVO). <https://volcanoes.usgs.gov/observatories/calvo/>

Findings of Fact: Seiches are large waves generated within enclosed bodies of water. The project site is not located in proximity to any lakes or reservoirs. Therefore, the project site would not be subject to inundation by seiche. As mentioned in Section 13, the project site and surrounding areas

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have a low to locally moderate susceptibility to seismically-induced landslides and rockfalls; therefore, the project site is also at low risk for mudslides. The project site is not in the vicinity of any volcanos. The closest volcanos include the Lavic Lake Volcanic Field, located approximately 70 miles northeast of the project site, and Salton Buttes Lava Dome, located approximately 80 miles southeast of the project site (United States Geological Survey 2017). However, both are classified as non-erupting volcanos because they exhibit typical background activity such as steaming, seismic events, etc., or little to no activity at all. There would be no impact related to seiches, mudflow, or volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015.
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The project site has a slope of approximately 3 percent in a southeast to northwest direction from approximately 1,744 feet above mean seal level (amsl) to 1,754 amsl. The project site is not in an area with a slope angle of 15 percent or greater according to Figure S-5, "Regions Underlain by Steep Slope", of the County's General Plan (County of Riverside 2015). Because the project site is relatively flat and currently developed with a restaurant/bar and surface parking lot, the proposed project would not involve substantial grading. Therefore, no change in topography or ground surface relief features would occur, and the proposed project would neither create cut or fill slopes greater than 2:1 or higher than 10 feet nor result in grading that affects subsurface sewage disposal systems. No impact to slopes would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source:

United States Department of Agriculture. 2017. "Web Soil Survey." Last modified: August 21, 2017.
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Findings of Fact: Temporary erosion could occur during construction of the proposed project. However, the proposed project would not involve substantial grading, and the project site is flat and is classified as a low runoff area (United States Department of Agriculture 2017). The project site is not considered subject to wind erosion according to Riverside County Municipal Code Section 16.52.020. The proposed project would be required to comply with the federal Clean Water Act, including adherence to National Pollutant Discharge Elimination System (NPDES) standards (Clean Water Act Section 402), which require implementation of a Stormwater Pollution Prevention Plan (SWPPP) for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the elimination or reduction of non-stormwater discharges during project construction activities. NPDES compliance would ensure that best management practices (BMPs) for erosion, sedimentation, and flooding are implemented during project construction, thereby minimizing or avoiding adverse impacts. In addition, during operation, the proposed project would be required to comply with Chapter 5.72 "Business Storm Water Compliance Program" of the County's Municipal Code, which requires the business to register with the County's stormwater compliance program. The proposed project would be required to undergo water quality inspections per Section 5.72.060 of the County's Municipal Code. Impacts related to soil erosion and/or the loss of topsoil would be less than significant.

Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. Soils on-site are primarily San Emigdio fine sandy loams. Therefore, the proposed project would not be located on expansive soils, and impacts would be less than significant.

The project would be connected to the local wastewater treatment system and would not involve the use of septic tanks or alternative wastewater disposal systems; therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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"/>

Sources:

United States Department of Agriculture. 2017. "Web Soil Survey." Last modified: August 21, 2017. <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

United States Geological Survey. 2018. National Map Viewer – National Hydrography Dataset. <https://viewer.nationalmap.gov/advanced-viewer/>

Findings of Fact: The project site currently contains an existing restaurant/bar and surface parking lot with minimal areas of bare soil. No surface water bodies are on or adjacent to the project site; the nearest water body is Bautista Creek located approximately 0.2 mile to the east (United States Geological Survey 2018). Soils on the project site are classified as well drained (United States Department of Agriculture 2017).

The proposed project would include the demolition of existing uses and the construction of a convenience store and gas station. The proposed project would include landscaping that would cover approximately 33 percent of the project site, which would increase the amount of pervious surfaces on-site as compared to existing uses. Due to intervening residential and commercial development between the project site and Bautista Creek, the proposed project would not result in deposition, siltation, or erosion that may modify the creek channel. In addition, the proposed project would not result in an increase in water erosion on- or off-site due to the increase in pervious surfaces that would reduce off-site flows and minimize potential erosion. Compliance with NPDES and County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Municipal Code stormwater requirements discussed in Section 17, *Soils*, would reduce potential adverse erosion impacts during construction and operation to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. 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?

Sources:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
 United States Department of Agriculture. 2017. "Web Soil Survey." Last modified: August 21, 2017. <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Findings of Fact: The project site is rated "high" for wind erodibility, as shown in Figure S-8, "Wind Erosion Susceptibility Map" of the County's General Plan (County of Riverside 2015). However, Chapter 16.52 of the County's Municipal Code lists areas that are considered subject to wind erosion. The soils on the project site are classified as Emigdio fine sandy loam, which are not considered subject to wind erosion according to the County's Municipal Code (United States Department of Agriculture 2017). Section 8.16.010 of the County's Municipal Code restricts owners of sand or sandy loam land from substantially disturbing the surface of the land by excavating, leveling, or cultivating, or by depositing or spreading a substantial amount of a similar soil on the land, or any other act likely to contribute to wind erosion of the land without providing sufficient protection at the time of disturbing the surface of the land. Protection such as wind-breaks, walls, fences vegetation, and watering are required in order to prevent the soil on the land from being eroded by a wind and blown onto a nearby property or road. Compliance with these requirements would reduce potential adverse impacts associated with wind erosion to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
20. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources:

County of Riverside. 2015. County of Riverside Climate Action Plan. December 2015. http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/climate_action_plan/CAP_120815.pdf?ver=2016-04-01-101221-240

South Coast Air Quality Management District (SCAQMD). 2010. GHG CEQA Significant Threshold Stakeholder Working Group #15. [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf)

Findings of Fact: In guidance provided by the SCAQMD’s GHG CEQA Significance Threshold Working Group in September 2010, SCAQMD considered a tiered approach to determine the significance of GHG emissions from residential and commercial projects. The draft tiered approach is outlined in meeting minutes dated September 29, 2010 (SCAQMD 2010).

- **Tier 1.** If the project is exempt from further environmental analysis under existing statutory or categorical exemptions, there is a presumption of less than significant impacts with respect to climate change. If not, then the Tier 2 threshold should be considered.
- **Tier 2.** Consists of determining whether or not the project is consistent with a GHG reduction plan that may be part of a local general plan, for example. The concept embodied in this tier is equivalent to the existing concept of consistency in CEQA Guidelines Section 15064(h)(3), 15125(d) or 15152(a). Under this Tier, if the proposed project is consistent with the qualifying local GHG reduction plan, it is not significant for GHG emissions. If there is not an adopted plan, then a Tier 3 approach would be appropriate.
- **Tier 3.** Establishes a screening significance threshold level to determine significance. The Working Group has provided a recommendation of 3,000 million tons (MT) of CO₂e per year for mixed use and residential projects.
- **Tier 4.** Establishes a service population threshold to determine significance. The Working Group has provided a recommendation of 4.8 MT of CO₂e per year for land use projects.

The proposed project is not categorically exempt from environmental analysis; therefore, the Tier 1 approach is not applicable. The County of Riverside Climate Action Plan (CAP) is a qualified GHG reduction plan as described in CEQA Guidelines Section 15183.5 (County of Riverside 2015). Therefore, Tier 2 would be the most applicable approach, and this analysis evaluates the proposed project’s GHG emissions in light of the County’s CAP.

The CAP demonstrates achievement of GHG reduction targets set by AB 32 for 2020 and is therefore applicable to the proposed project, which would be operational in 2020. Appendix F of the CAP states that GHG emissions impacts from small projects are less than significant and do not need to use the GHG mitigation analysis provided in the CAP if the following two efficiency measures are implemented:

- Energy efficiency of at least five percent greater than 2010 Title 24 requirements, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Water conservation measures that match the California Green Building Code in effect as of January 2011

The CAP defines small projects as those that emit less than 3,000 MT of CO₂e per year (County of Riverside 2015). Therefore, if the proposed project emits less than 3,000 MT of CO₂e per year and incorporates the energy efficiency and water conservation measures required by the CAP, GHG emissions impacts would be less than significant.

Construction of the proposed project would result in approximately 245.2 MT of CO₂e. Following the SCAQMD's recommended methodology for amortizing construction emissions over a 30-year period (the assumed life of the project), construction of the proposed project would generate approximately 8.2 MT of CO₂e per year, as shown in Table 5.

Table 5 Construction Greenhouse Gas Emissions

Year	Emissions (MT of CO ₂ e)
2019	246.0
2020	0.6
Total	246.6
Amortized over 30 Years	8.2 per year

Operation of the proposed project would result in GHG emissions associated with energy use (electricity and natural gas), solid waste disposal, water use, project-generated vehicle trips, and area sources (consumer products, landscape maintenance equipment, and painting). Table 6 summarizes the long-term GHG emissions generated by project operation, taking into account emissions generated by existing uses. Net operational GHG emissions would be approximately 134 MT of CO₂e per year.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 6 Total Annual GHG Emissions

Emission Source	Annual Emissions (MT/yr CO ₂ e)
Construction	8.2
Operational	
Area	< 0.1
Energy	12.7
Solid Waste	4.6
Water	1.7
Mobile	
CO ₂ and CH ₄	444.2
N ₂ O	12.7
Total Proposed Emissions	484.1
Existing Emissions	350.6
Net Emissions (Proposed - Existing)	133.5
<i>County of Riverside Threshold</i>	<i>3,000</i>
Threshold Exceeded?	No

As shown in Table 6, combined construction and operational net emissions would be approximately 134 MT of CO₂e per year. According to the CAP, the proposed project would qualify as a small project because GHG emissions would not exceed 3,000 MT of CO₂e per year. However, the proposed project does not include the required energy efficiency and water conservation measures required by the CAP for small projects. Therefore, implementation of Mitigation Measures GHG-1 and GHG-2 would be required to ensure that the proposed project is consistent with the County's CAP. Impacts would be less than significant with the incorporated mitigation.

Mitigation: The following mitigation measures have been adapted from the County of Riverside CAP to reflect the most current versions of the California Green Building Code and Title 24 requirements. As such, these mitigation measures are more stringent than those included in the CAP and would ensure that GHG emissions impacts would be less than significant.

GHG-1 Energy Efficiency. The proposed project design shall demonstrate energy efficiency of at least five percent greater than the 2016 Title 24 requirements.

GHG-2 Water Conservation Measures. The proposed project shall incorporate the water conservation measures for nonresidential projects included in the California Green Building Code (CalGreen) in effect as of September 2018 (i.e., CalGreen 2016).

Monitoring: The project applicant shall submit documentation to the County that demonstrates energy efficiency that exceeds 2010 Title 24 requirements by at least five percent. The applicable water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conservation measures for nonresidential projects from CalGreen 2010 shall be included as conditions of approval.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

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

Sources:

- California Air Resources Board (CARB). 2005. Air Quality and Land Use Handbook: A Community Health Perspective. April 2005. <https://www.arb.ca.gov/ch/handbook.pdf>
- California Department of Toxic Substances Control (DTSC). 2018. Envirostor. <https://www.envirostor.dtsc.ca.gov/public/> (accessed September 2018).
- Riverside, County of. 2018. "Underground Storage Tanks." Last modified: 2018. <http://www.rivcoeh.org/HazMat/ust>
- State Water Resources Control Board (SWRCB). 2006. "Quik Korner Deli." September 22, 2006. https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500569 (accessed September 2018).
- United States Environmental Protection Agency. 2018. "SEMS Search." June 8, 2018. <https://www.epa.gov/enviro/sems-search> (accessed September 2018).

Findings of Fact:

Hazardous Materials

The proposed project would construct a convenience store and gas station on-site. The transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Because the existing building located on the project site was constructed in the mid-1950s, the building may contain asbestos-containing materials (ACM), which would pose a potential hazard during demolition activities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, demolition activities would be required to comply with SCAQMD Rule 1403, which requires testing, remediation procedures, and work practice requirements to limit asbestos emissions during demolition. In addition, as part of any removal of construction-generated hazardous waste from the project site, hazardous waste generators are required to use a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal. During operation, the gas station would require the routine transport of petroleum fuels to the project site to refuel the underground storage tanks (USTs) that would supply the fuel pumps. Fuel tanker trucks would utilize SR 74 to access the project site either directly or via New Chicago Avenue, both of which are suitable for truck travel. Truck drivers would be subject to federal and state requirements that regulate the transport of hazardous materials and the operation of fuel tanker trucks. On the project site, tanker trucks would transfer fuels to USTs, which would be permitted by the County of Riverside's Department of Environmental Health's Hazardous Materials Management Branch (HMMB). Permitting requires the submission of UST plans to the HMMB prior to installations, modifications, repairs, or removals. Although inadequate maintenance of USTs may result in leaks, CCR Title 23, Chapter 16 and Riverside County Ordinance 617 mandate regular monitoring, maintenance, and inspection of USTs, which would ensure the safe and appropriate operation of these facilities (County of Riverside 2018). Gas station patrons would regularly use hazardous materials while dispensing gasoline from fuel pumps. Refueling activities release benzene into the air; however, benzene emissions can be reduced by more than 90 percent by the vapor recovery systems required at fuel pumps. Nevertheless, benzene emissions may result in near source health risk (CARB 2005). CARB recommends siting sensitive land uses, such as residences, at least 50 feet from typical gasoline dispensing facilities and at least 300 feet from large gasoline dispensing facilities (i.e., facilities with a throughput of 3.6 million gallons per year or greater) (CARB 2005). The proposed gas station would dispense approximately 1.8 million gallons of gas per year and would qualify as a typical gasoline dispensing facility, and fuel pumps would be located approximately 160 feet away from the nearest residence. Therefore, the proposed fuel pumps would be located outside the recommended buffer of 50 feet. Improper handling of gasoline and other auto-related chemicals on-site may result in spills. However, the transport, use and storage of hazardous materials would be required to comply with all applicable state and federal regulations, such as requirements that spills be cleaned up immediately and all wastes and spills control materials be properly disposed of at approved disposal facilities. Therefore, the proposed project would not create a significant hazard to the public through the routine 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. Impacts will be less than significant.

Emergency Response and Evacuation Plans

The project applicant would be required to comply with applicable County codes and regulations pertaining to emergency response and evacuation plans maintained by the Riverside County Sheriff's Department and the Riverside County Fire Department. All construction activities and staging would occur on-site, and no street or lane closures would be required during construction. In addition, the proposed project would be located entirely on a site that is currently developed with urban uses and would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, construction activities would not interfere with emergency response activities by the Riverside County Sheriff's and Fire Departments. Impacts related to emergency response plans and evacuation plans will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hazardous Materials near Schools

There are no existing or planned schools within one-quarter mile of the project site; the closest schools are Valle Vista Elementary School, located approximately 0.7 mile to the southeast, and Bautista Creek Elementary School, located approximately 0.7 mile to the northwest. As discussed above, the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Additionally, operation of the proposed project would be subject to state and federal regulations regarding the route transport and handling of hazardous materials as well as UST maintenance and monitoring. Therefore, there will be no impact related to hazardous emissions or the handling of hazardous materials, substances, or waste near local schools.

Hazardous Waste Sites

The following databases and listings compiled pursuant to Government Code Section 65962.5 were checked on September 13, 2018 for known hazardous materials contamination at the project site:

- United States Environmental Protection Agency (U.S. EPA)
 - Comprehensive Environmental Response, Compensation, and Liability Information System / Superfund Enterprise Management System (SEMS) / Envirofacts database search
- State Water Resources Control Board (SWRCB)
 - GeoTracker search for leaking underground storage tanks (LUST) and other cleanup sites
- Department of Toxic Substances Control (DTSC)
 - Envirostor database for hazardous waste facilities or known contamination sites

The project site is not located on a known hazardous or contaminated site. The SEMS database search did not produce any results associated with the project site, and a search of the Envirostor database did not identify any facilities or other cleanup sites within 0.25 mile of the project site (U.S. EPA 2018, DTSC 2018). A search of the Geotracker database identified one hazardous materials cleanup site, Quik Korner Deli, within 0.25 mile of the project site. The Quik Korner Deli site, which is immediately east of the project site across New Chicago Avenue, is a former Leaking Underground Storage Tank (LUST) Cleanup Site, which was completed and closed as of September 22, 2006 (SWRCB 2006). Therefore, impacts related to hazardous material sites will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use	<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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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?

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?

Sources:

Riverside, County of. 2004. Riverside County Airport Land Use Compatibility Plan – Volume 1. October 14, 2004. <http://www.rcaluc.org/Plans/New-Compatibility-Plan>
 Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: According to Figure S-20 “Airport Locations” of the Riverside County General Plan, the project site is not located in the vicinity of any public or private airstrips (County of Riverside 2015). The closest airport is the Hemet-Ryan Airport, located approximately 6.4 miles west of the project site. The project site is not located within any of the compatibility zones for the Hemet-Ryan Airport (County of Riverside 2004). Therefore, the proposed project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. Due to its distance from the Hemet-Ryan Airport, the proposed project would not result in an airport-related safety hazard for people residing or working in the project area. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Hazardous Fire Area

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

Sources:

California Department of Forestry and Fire Protection (CAL FIRE). 2009. *Very High Fire Hazard Severity Zones in LA As Recommended by CAL FIRE – Western Riverside County* [map]. Tabular digital data and vector digital data. 1:150,000. December 24, 2009. http://frap.fire.ca.gov/webdata/maps/riverside_west/fhszl_map.60.pdf
 Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The project site is currently developed and located in a developed urban area. According to Figure S-11 “Wildfire Susceptibility” of the Riverside County General Plan, the project site is not located in a very high fire hazard severity zone area as defined by the California Department of Forestry and Fire Protection (CAL FIRE; CAL FIRE 2009). Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. There will be no impacts.

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

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24. 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)?

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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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)?

Sources:

Federal Emergency Management Agency. 2008. Flood Map No. 06065C2110G. August 28, 2008.
 Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015.
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
 United States Geological Survey. 2018. National Map Viewer – National Hydrography Dataset.
<https://viewer.nationalmap.gov/advanced-viewer/>

Findings of Fact: The project site currently contains an existing restaurant/bar and surface parking lot with minimal areas of bare soil. No surface water bodies are on or adjacent to the project site; the nearest water body is Bautista Creek located approximately 0.2 mile to the east (United States Geological Survey 2018). The proposed project would include the demolition of existing uses and the construction of a convenience store and gas station. The proposed project would include landscaping

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that would cover approximately 33 percent of the project site, which would increase the amount of pervious surfaces on-site as compared to existing uses. The increase in pervious surfaces would reduce off-site flows. Due to intervening residential and commercial development between the project site and Bautista Creek and the increase in pervious surfaces, the proposed project would not substantially alter the existing drainage pattern of the site or area, and impacts would be less than significant. In addition, the proposed project would not result in an increase in stormwater runoff that would exceed the capacity of existing stormwater drainage systems, and impacts would be less than significant.

As discussed in Section 17, *Soils*, construction of the proposed project would be required to comply with the federal Clean Water Act, including adherence to NPDES standards (Clean Water Act Section 402), and with Chapter 5.72 "Business Storm Water Compliance Program" of the County's Municipal Code. In addition, the proposed project would also be required to comply with Section 13.12.060 of the County's Municipal Code, which requires redevelopment projects to control stormwater runoff to prevent any deterioration of water quality. Section 13.12.060 also requires commercial facilities to comply with Ordinance Nos. 457 and 857, California Water Code Sections 13000 (Porter-Cologne Water Quality Control Act) and Title 33 United States Code Sections 1251 (Clean Water Act). Compliance with these requirements would reduce potential water quality impacts to a less than significant level.

The proposed project would not construct groundwater wells or pumping facilities. As discussed in Section 46, *Water*, operation of the proposed convenience store and gas station would reduce on-site water demand by approximately 2.1 acre-feet per year as compared to existing uses. Therefore, the proposed project would not directly or indirectly result in an exceedance of safe yield or a significant depletion of groundwater supplies.

The project site is located in "Zone X," an area between the limits of the 100-year floodplain and the 500-year floodplain (Federal Emergency Management Agency 2008). Therefore, the proposed project would not place housing or structures within a 100-year flood hazard area that would impede or redirect flood flows.

The proposed project does not include any new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs), such as water quality treatment basins or constructed treatment wetlands, that would result in significant environmental effects such as increased vectors or odors. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
 United States Geological Survey. 2018. National Map Viewer – National Hydrography Dataset. <https://viewer.nationalmap.gov/advanced-viewer/>

Findings of Fact: The project site currently contains an existing restaurant/bar and surface parking lot with minimal areas of bare soil. Figure S-9, “Special Flood Hazard Areas” of the County’s General Plan shows that the project site is not located in a Special Flood Hazard Area. No surface water bodies are on or adjacent to the project site; the nearest water body is Bautista Creek located approximately 0.2 mile to the east (United States Geological Survey 2018).

The proposed project would include the demolition of existing uses and the construction of a convenience store and gas station. The proposed project would include landscaping that would cover approximately 33 percent of the project site, which would increase the amount of pervious surfaces on-site as compared to existing uses. The increase in pervious surfaces would reduce off-site flows. Therefore, the proposed project would not result in flooding on- or off-site, would not change the absorption rate of the site or the rate and amount of surface runoff, and would not change the amount of surface water in any water body. No impacts would occur.

Figure S-10, “Dam Failure Inundation Zone,” of the County’s General Plan shows that the project site is not located in a Dam Hazard Zone. Therefore, the failure of a dam would not expose people or structures to a significant risk of loss, injury or death involving flooding. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

26. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Hemet, City of. 2012. 2030 General Plan. January 24, 2012. <http://www.cityofhemet.org/index.aspx?NID=534>

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Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015.
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The project site is designated Commercial Retail in the Riverside County General Plan. The Commercial Retail land use designation permits commercial retail uses at a neighborhood, community, and regional level, as well as professional office and tourist-oriented commercial uses (County of Riverside 2015). The project site is also located within the City of Hemet's Sphere of Influence and is designated Community Commercial in the City of Hemet General Plan. The Community Commercial designation permits general retail, markets, commercial services, restaurants, lodging, commercial recreation, professional offices, and financial institutions that are designed to serve the needs of the community at large (City of Hemet 2012). The project site currently contains a restaurant/bar and a surface parking lot and is located along SR 74. The proposed project would demolish these uses and would construct a convenience store and a gas station on-site. Therefore, the land use on-site would remain commercial retail use, and the proposed development would be consistent with development typically located along highways. Accordingly, the proposed project would not result in a substantial alteration of the present land use and would not affect land use within the City of Hemet's Sphere of Influence. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015.
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

_____. 2018. Riverside County Code of Ordinances. August 30, 2018.
https://library.municode.com/ca/riverside_county/codes/code_of_ordinances

Findings of Fact: The project site is zoned C-P-S (Scenic Highway Commercial). The proposed project would construct a convenience store and gas station and would not change the existing zoning. According to Section 9.50(A) of the County's Zoning Ordinance, parking lots are a permitted use in the C-P-S zone. According to Section 9.50(b) of the County's Zoning Code, gasoline service stations, convenience stores including the sale of motor vehicle fuel, and underground bulk fuel storage tanks are permitted in the C-P-S zone provided that a Conditional Use Permit has been granted. The proposed project would be consistent with the allowable building height of 35 feet and the minimum front yard setback of 50 feet. According to Section 9.53(E), all roof-mounted equipment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on structures in the C-P-S zone must be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The site plans for the proposed project do not indicate whether rooftop heating, ventilation, and air conditioning (HVAC) equipment would be screened; therefore, the proposed project would be potentially inconsistent with the existing zoning. Implementation of Mitigation Measure PL-1 would ensure compliance with County's Zoning Ordinance. As such, impacts related to the existing zoning will be less than significant with the incorporated mitigation.

The parcel immediately to the west is zoned C-P-S and currently contains a vacant lot. The parcel immediately to the east is zoned C-P-S and currently contains a gas station and convenience store. Because the proposed project would construct a similar use to the eastern parcel and would be consistent with the C-P-S zoning, the proposed project would be compatible with the zoning designations and land uses to the west and east. The parcels immediately south of the project site are zoned R-1 (One-Family Dwellings) and currently contain single-family residences. As discussed in Section 3, *Other Lighting Issues*, Section 6, *Air Quality Impacts*, Section 21, *Hazards and Hazardous Materials*, and Section 33, *Noise Impacts by the Project*, the proposed project would have less than significant impacts related to lighting, air emissions, hazardous materials, and noise with the incorporated mitigation on the nearby residences. Therefore, impacts related to the existing surrounding zoning and existing and planned land uses will be less than significant.

The project site is designated Commercial Retail in the Riverside County General Plan. The Commercial Retail land use designation permits commercial retail uses at a neighborhood, community, and regional level, as well as professional office and tourist-oriented commercial uses. The following policies for commercial land use designations from the Land Use Element of the County's General Plan are applicable to the proposed project:

LU 29.3: *Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity.*

No designated bicycle routes exist in the immediate vicinity of the project site. Sidewalks are located on the northeastern corner of the project site; however, these sidewalks are limited and do not extend along the entire length of the northern and eastern frontages of the project site. The proposed project will include construction of sidewalks along these frontages and provide a pedestrian walkway to the building from Florida Ave, therefore, the proposed project would be consistent with Policy LU 29.3.

LU 29.5: *Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporate of facilities to promote the use of public transit, such as bus turnouts.*

The proposed project would be located along SR 74 and would be within 145 feet of the Florida & New Chicago Avenue bus stop for Riverside Transit Agency Route 27.

LU 29.6: *Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.*

The proposed commercial project would abut single-family residential properties to the south. As discussed in Section 3, *Other Lighting Issues*, and Section 33, *Noise Effects by the Project*, the proposed project would not result in significant lighting or noise impacts. In addition, the convenience store building would be located on the southern portion of the site, which would block the line of sight between residences and the proposed gas station, thereby reducing noise and light generated by the proposed project. Vehicle circulation and parking would occur at least 30 feet from the nearest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residence, and the two access driveways would be constructed on the northern edge and the central portion of the eastern edge of the project site, which would ensure that vehicular traffic does not queue near existing residences. As discussed in Section 6, *Air Quality Impacts*, the project site could be considered a source of unpleasant odors by some given its proposed use; however, as discussed in Section 6, *Air Quality Impacts*, SCAQMD has stringent requirements for the control of gasoline vapor emissions from gasoline dispensing facilities and for odor-producing uses as set forth in SCAQMD Rules 461 and 402, respectively. With regards to fumes, CARB recommends siting sensitive land uses, such as residences, at least 50 feet from typical gasoline dispensing facilities (CARB 2005). The proposed fuel pumps would be located approximately 160 feet away from the nearest residence; therefore, fuel pumps would be located outside the recommended buffer of 50 feet. As discussed in Section 21, *Hazards and Hazardous Materials*, the proposed project would be subject to state and federal regulations regarding the route transport and handling of hazardous materials as well as UST maintenance and monitoring. Therefore, the proposed project would protect adjacent residential uses from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.

LU 29.7: *Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.*

The proposed project would demolish an existing restaurant/bar and would construct a convenience store and gas station. The project site is located on the southwest corner of the intersection of New Chicago Avenue and SR 74 and would be served by existing roadways. As discussed in Sections 46 through 49 under *Utility and Service Systems*, the proposed project would decrease water demand as well as wastewater and solid waste generation as compared to existing uses. Therefore, adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.

LU 29.9: *Require that commercial development be designed to consider their surrounding and visually enhance, not degrade, the character of the surrounding area.*

As discussed in Section 1, *Scenic Resources*, the proposed project would not substantially alter the overall aesthetics of the existing environment because the proposed project would replace an existing restaurant/bar with a convenience store and gas station and would be similar in visual character to the Quik Korner gas station and convenience market located immediately east of the project site across New Chicago Avenue. In addition, the proposed project would replace a run-down and poorly-maintained restaurant/bar with a new convenience store and gas station that would include landscaping in the northeastern and southern portions of the project site (see Figure 2 and Figure 3 for existing on-site conditions). As discussed in Section 3, *Other Lighting Issues*, the proposed project would not expose residences to substantial new sources of nighttime lighting above that created by existing uses, including the Quick Korner gas station and convenience market to the east and the pharmacy to the north. Therefore, the proposed project would enhance, not degrade, the visual character of the surrounding area as compared to existing use.

In general, the proposed project would be consistent with applicable General Plan policies for the Commercial Retail land use designation. The site does not currently provide sidewalks, however the proposed design will implement sidewalks, whereby complying with the land use policy. **Implementation of mitigation measure PL-2 would be required to ensure consistency with this policy.** Accordingly, impacts related to consistency with the County of Riverside General Plan land use designation and policies will be less than significant with the incorporated mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would redevelop a parcel that currently contains urban land uses. Therefore, the proposed project would not disrupt or divided the physical arrangement of an established community, and there will be no impacts.

Mitigation: The following mitigation measures would ensure that the proposed project is consistent with Section 9.53(E) of the County’s Zoning Code and Policy LU 29.3 of the County’s General Plan and would reduce impacts related to planning to a less than significant level.

PL-1 HVAC Screening. To ensure compliance with Section 9.53(E) of the County’s Zoning Code, the site plans for the proposed project shall indicate that all roof-mounted equipment on the proposed convenience store will be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

PL-2 Sidewalks. To ensure consistency with Policy LU 29.3 of the County of Riverside General Plan, the proposed project shall include sidewalks along the eastern and northern frontages of the project site.

Monitoring: During site plan review, the County will confirm that the appropriate screening for roof-mounted equipment on the convenience store and sidewalks along the northern and eastern frontages are indicated on the site plan.

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a 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 of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: According to Riverside County General Plan Figure OS-6, “Mineral Resources Area,” the project site is classified as MRZ-3, an area where the available geologic information indicates that mineral deposits are likely to exist although the significance of the deposit is undetermined. The proposed project would involve the demolition of an existing restaurant/bar on-site and the construction of a convenience store and gas station. The project site is located in a suburban area that is largely developed with commercial and residential uses and is zoned for commercial use. No mining activities are currently occurring on-site. Therefore, the proposed project would not result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the loss of availability of a known mineral resource that is of value on a statewide, regional, or local level; no impact would occur.

Policy OS 14.2 of the Riverside General Plan restricts incompatible land uses within the impact area of existing or potential surface mining areas. The project site is located in a commercial and residential area. The closest active mine is located approximately two miles south of the project site, and no abandoned mines are located in the project vicinity (County of Riverside 2015). Therefore, the proposed project would not be an incompatible land use adjacent to a surface mine and would not expose people to hazards from quarries or mines. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

NA A B C D

Sources:

Riverside, County of. 2004. Riverside County Airport Land Use Compatibility Plan. October 14, 2004.

<http://www.rcaluc.org/Portals/0/PDFGeneral/plan/newplan/01-%20Cover%20&%20Title%20Page%20Vol%201.pdf>

_____. 2015. County of Riverside General Plan. December 8, 2015.

<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: According to Figure S-20, "Airport Locations" of the County's General Plan, the project site is located approximately seven miles from the Hemet-Ryan Airport and is outside the noise contours for this airport. Therefore, the proposed project would not be impacted by noise generated by the operation of the Hemet-Ryan airport. No private airstrips exist in the vicinity of the project site. Therefore, no airport noise impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
30. Railroad Noise					<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:

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015.
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: According to Figure C-1, "Circulation Plan," of the County's General Plan, no railways exist in the vicinity of the project site. The closest railway station is the Perris-Downtown Metrolink Station located approximately 19 miles west of the project site. Therefore, no railroad noise impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Highway Noise					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NA	<input type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>

Sources:

California Department of Transportation (Caltrans). 2016. 2016 Annual Average Daily Truck Traffic on the California State Highway System.
http://www.dot.ca.gov/trafficops/census/docs/2016_aadt_truck.pdf

Federal Transit Administration (FTA). Transit Noise and Vibration Impact Assessment. May 2006. Accessed August 2016. Available online at:

https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf

Riverside, County of. 2015a. General Plan Noise Element Appendix I: Noise Element Data. Available:
http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/appendices/Appendix%20I-1_120815.pdf?ver=2016-04-01-142032-867

_____. 2015b. County of Riverside General Plan. December 8, 2015.
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The dominant source of noise in the project area is traffic on SR 74 and New Chicago Avenue. The proposed project would generate new vehicle trips and increase traffic on area roadways. As discussed in Section 43, *Circulation*, full buildout of the project would generate approximately 1,023 daily trips, including 124 trips during the AM peak hour and 94 trips during the PM peak hour.

All vehicle trips would access the project site via SR 74 or New Chicago Avenue. To assess the effect of new vehicle trips, roadway noise at sensitive receptors along SR 74, New Chicago Avenue, and Lake Street were modeled under existing and existing plus project conditions using the U.S. Department of Housing and Urban Development (HUD) Day Night average level (DNL) Calculator, which utilizes the DNL method that adds 10 dBA to actual nighttime (10:00 p.m. to 7:00 a.m.) noise levels to account for greater sensitivity to noise during that time period. DNL was used to analyze project impacts from roadway noise on nearby sensitive receptors. Because the County of Riverside does not have specific noise standards for mobile sources, this analysis relies on the recommendations of the Federal Transit Administration (FTA) for the allowable increase in roadway

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise exposure due to a project. The project would have a significant effect if it would increase roadway noise levels beyond the recommended noise exposure increases in Table 7.

Table 7 Significance of Changes in Operational Roadway Noise Exposure

Existing Noise Exposure (dBA Ldn or Leq)	Noise Exposure Increase Significance Threshold (dBA Ldn or Leq)
45-50	7
50-55	5
55-60	3
60-65	2
65-74	1
75+	0

Source: FTA 2006.

According to the County of Riverside General Plan Appendix I (Noise Element Data), the vehicle mix for secondary roadways (i.e., New Chicago Avenue and Lake Street) in the County is 97.4 percent cars, 1.84 percent medium trucks, and 0.74 percent heavy trucks (County of Riverside 2015). In addition, the night fraction of ADT for secondary roadways in the County is 11.47 percent (10.22 percent cars, 0.9 percent medium trucks, and 0.35 percent heavy trucks) (County of Riverside 2015a and 2015b, Figure C-1). Because the DNL Calculator only permits whole numbers for the night fraction, a conservative night fraction estimate of 12 percent (10 percent cars, 1 percent medium trucks, and 1 percent heavy trucks) was used.

The vehicle mix for the segment of SR 74 closest to the project site is approximately 88.0 percent cars, 9.4 percent medium trucks, and 2.6 heavy trucks (Caltrans 2016). In addition, the night fraction of ADT for major roadways (i.e., SR 74) in the County is 13.6 percent (9.6 percent cars, 1.5 percent medium trucks, and 2.5 percent heavy trucks) (County of Riverside 2015a). Because the DNL Calculator only permits whole numbers for the night fraction, a conservative night fraction estimate of 15 percent (10 percent cars, 2 percent medium trucks, and 3 percent heavy trucks) was used.

As shown in Table 8, existing roadway noise is approximately 72 dBA Ldn on SR 74 and approximately 66 dBA Ldn on New Chicago Avenue. Because existing roadway noise on both SR 74 and New Chicago Avenue falls within the range of 65 to 74 dBA Ldn, an increase of 1 dBA due to project-related traffic would be considered significant (see Table 7). As shown in Table 8, the proposed project would not generate an increase in roadway noise that exceeds this threshold. Therefore, traffic noise impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 8 Existing and Existing Plus Project Traffic Noise

Roadway Segment	Noise Level (dBA Ldn)			Significance Threshold ¹ (dBA Ldn)	Threshold Exceeded?
	Existing [1]	Existing Plus Project [2]	Change in Noise Level [2] – [1]		
SR 74 (New Chicago Avenue to Lake Street)	71.7	71.8	+0.1	1	No
New Chicago Avenue (south of SR 74)	65.6	65.8	+0.2	1	No

See Appendix C for HUD DNL Calculator worksheets.

¹ See Table 7.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Other Noise

NA A B C D

Findings of Fact: All project-related noise impacts are discussed in Sections 29 through 31 and Section 33. No impact related to other noise sources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects by the Project

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

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

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

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

Sources:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Charles M. Salter Associates, Inc. 2017. Midpoint at 237 Loading Dock Noise Study. Available: <https://www.sanjoseca.gov/DocumentCenter/View/28907>

Federal Highway Administration (FHWA). 2006. Roadway Construction Noise Model (RCNM).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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_____. 2017. "Noise Barrier Design – Visual Quality." Last modified: June 28, 2017. https://www.fhwa.dot.gov/Environment/noise/noise_barriers/design_construction/keepdown.cfm (accessed May 2018).

Gordon Bricken & Associates. 1996. *Acoustical Analysis Addendum to the Adopted EIR Disneyland Resort City of Anaheim. Table 16: Reference Parking Lot Levels, p. 38.* February 26, 1996.

Illingworth & Rodkin, Inc. 2009. Wal-Mart Expansion, Williamson Ranch Plaza (Antioch, California) Environmental Noise Assessment. Available: <http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Walmart/DEIR-VOLII-APPENDICES-C-H/Appendix%20G%20Noise%20Assessment.pdf>

7-Eleven SWC New Chicago Ave and Florida Ave Noise Impact Study, Riverside County CA. August 18, 2018. MD Acoustics.

Findings of Fact:

Ambient Noise Environment

A noise measurement was conducted on-site by Rincon Consultants, Inc. on September 7, 2018. The results of the noise measurement are shown in Table 9. The most common source of noise in the project site vicinity is vehicular traffic on SR 74 and New Chicago Avenue. Motor vehicle noise, primarily from cars and trucks, is of concern because it is characterized by a high number of individual events, which often create sustained noise levels. Ambient noise levels are generally highest during the daytime and rush hour unless congestion substantially slows speeds.

Table 9 Project Noise Monitoring Results

Measurement Location	Measurement Location	Sample Time	Approximate Distance to Primary Noise Source	Leq[15] ¹ (dBA)	Lmin (dBA)	Lmax (dBA)
1	Center of Project Site	11:16 - 11:31 a.m.	150 feet	64.4	46.8	83.8

See Appendix C for noise monitoring data.

¹ The equivalent noise level (Leq) is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). For this measurement, the Leq was over a 10-minute period (Leq[10]).

Source: Rincon Consultants, Inc. field measurements on September 7, 2018 using an ANSI Type II Integrating sound level meter

The Noise Element of the County's General Plan lists noise-sensitive receptors as schools, hospitals, reset homes, long term care facilities, mental care facilities, residential uses, places of worship, libraries, and passive recreation areas (County of Riverside 2015). The closest noise-sensitive receptors to the project site are single-family residences located immediately adjacent to the project site's southern boundary.

The Noise study for the project utilized the quietest hourly level (during Daytime and nighttime levels) and has compared the project's projected noise levels to said quietest ambient noise. The quietest daytime hourly level occurred between 3PM to 4PM. The quietest nighttime level occurred between 2AM and 3AM. The Noise study found that the project is anticipated to change the noise up to 0.2 dBA CNEL. It takes a change of 3dB or more to hear a perceptible difference. The proposed increase would still be below the 65dBA CNEL residential standard at any off-site receptors. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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change in noise level is less than significant as the noise increase is nominal (less than a 3 dBA change.) Therefore no further mitigation is required.

Construction Noise and Vibration

Traffic noise along Florida Avenue and New Chicago Avenue will be the main source of noise impacting the project site and the surrounding area.

A worst-case project generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model FHWA-RD-77-108. Traffic noise levels were calculated 50 feet from the centerline of the analyzed roadway. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without conditions. In addition, the noise contours for 60, 65 and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed project on the nearby roadways were calculated for the following scenarios.

Existing Year (without Project): This scenario refers to existing year traffic noise conditions.

Existing Year (Plus Project): This scenario refers to existing year + project noise conditions.

Table 3 compares the without and with scenario and shows the change in traffic noise levels as a result of the proposed project. It takes a change of 3dB or more to hear a perceptible difference. As demonstrated in Table 3, the project is anticipated to change the noise to to 0.2 dBA CNEL. Although there is a nominal increase along these two roadways, the proposed increase would still be below the 65dBA CNEL residential standard at any off-site receptors. As shown in Table 3, the Existing Plus Project 65dBA contour would extend an additional 1 from the centerline for the New Chicago Avenue.

The change in noise level is less than significant as the noise increase is nominal (less than a 3-dBA change.) No further mitigation is required.

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

Table 3: Existing Scenario - Noise Levels Along Roadways (dBA CNEL)

Existing Without Project Exterior Noise Levels

Roadway	Segment	CNEL at 50 Ft (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Florida Avenue	Florida Avenue to Lake Street	76.6	231	731	2,310	7,305
Florida Avenue	Lake Street to New Chicago Ave	76.0	199	630	1,993	6,302
Florida Avenue	New Chicago to Ramona Expy	75.8	189	597	1,887	5,968
New Chicago Avenue	Ramona Expy to Florida Ave	59.8	5	16	49	155
New Chicago Avenue	South of Florida Ave	60.2	5	17	54	172

Existing With Project Exterior Noise Levels

Roadway	Segment	CNEL at 50 Ft (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Florida Avenue	Florida Avenue to Lake Street	76.7	236	745	2,355	7,448
Florida Avenue	Lake Street to New Chicago Ave	76.1	204	645	2,038	6,446
Florida Avenue	New Chicago to Ramona Expy	75.9	193	611	1,933	6,111
New Chicago Avenue	Ramona Expy to Florida Ave	60.1	5	16	52	164
New Chicago Avenue	South of Florida Ave	60.4	6	18	57	180

Change in Existing Noise Levels as a Result of Project

Roadway ¹	Segment	CNEL at 50 Feet dBA ²			
		Existing Without Project	Existing With Project	Change in Noise Level	Potential Significant Impact
Florida Avenue	Florida Avenue to Lake Street	76.6	76.7	0.1	No
Florida Avenue	Lake Street to New Chicago Ave	76.0	76.1	0.1	No
Florida Avenue	New Chicago to Ramona Expy	75.8	75.9	0.1	No
New Chicago Avenue	Ramona Expy to Florida Ave	59.8	60.1	0.2	No
New Chicago Avenue	South of Florida Ave	60.2	60.4	0.2	No

Notes:
¹ Exterior noise levels calculated at 5 feet above ground level.
² Noise levels calculated from centerline of subject roadway.

Section 9.52.020(l) of the County’s Municipal Code exempts construction noise from private construction projects located within 0.25 mile of residences provided that construction does not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

Construction noise was estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) (2006). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. RCNM provides reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance for stationary equipment and 3 dBA per doubling of distance for mobile equipment. The model does not take into consideration topographic variation or staging locations of construction equipment; therefore, this analysis represents a conservative evaluation of anticipated construction noise levels. Construction equipment modeled was based on default construction equipment lists provided by CalEEMod (see Appendix A).

Table 10 shows the equipment assumed to be used during each construction phase, as well as the average hourly noise levels (dBA Leq) at distance of 10 feet from the source (i.e., the distance to the nearest noise-sensitive receptor). Construction noise estimates are based on the assumption that multiple pieces of construction equipment would operate simultaneously, and do not account for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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presence of intervening structures or topography, which could reduce noise at receptor locations. Therefore, the noise levels presented in Table 10 represent a reasonably conservative estimate of actual construction noise.

Table 10 Construction Noise Levels by Phase

Construction Phase	Equipment	10 feet from Source	
		dBA Leq	dBA Lmax
Demolition	Concrete/Industrial Saws, Rubber Tired Dozer, Tractors/Loaders/Backhoes (3)	98.9	103.6
Site Preparation	Tractor/Loader/Backhoe, Grader, Rubber Tired Dozer	97.2	99.0
Grading	Excavator, Tractors/Loaders/Backhoes (3), Grader, Dozer	98.8	99.0
Building Construction	Crane, Forklift, Tractor/Loader/Backhoe, Generator, Welders (3)	95.3	94.6
Paving	Cement and Mortar Mixer, Paver, Roller, Tracker/Loader/Backhoe, Paving Equipment	95.0	94.0
Architectural Coating	Air Compressor	87.7	91.6

See Appendix C for RCNM data sheets.

As shown in Table 10, construction would generate noise levels of up to approximately 99 dBA Leq and 104 dBA Lmax at the nearest noise-sensitive receptor. Policy N 13.4 of the County's General Plan requires that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer, which would reduce construction noise (County of Riverside 2015). However, if construction noise occurs outside permitted construction hours as specified in Section 9.52.020(l), construction would result in a substantial temporary increase in ambient noise levels, and noise impacts would be potentially significant. Implementation of Mitigation Measure N-1 would ensure that project construction does not occur during noise-sensitive hours. Therefore, construction noise impacts would be less than significant with incorporated mitigation.

Construction and Operational Vibration

Construction activity associated with the project would create groundborne vibration. Operation of the proposed project would not generate significant ground-borne vibration because the convenience store and gas station would not require the use of heavy industrial machinery. Therefore, this analysis considers vibration impacts only from project construction only.

The County of Riverside has not adopted a significance threshold to assess vibration impacts during construction and operation. Therefore, the FTA guidelines set forth in the FTA *Transit Noise and Vibration Assessment* (2006), are used to evaluate potential impacts related to construction vibration for both potential building damage and human annoyance. Based on the FTA criteria, construction vibration impacts would be significant if vibration levels exceed 102 VdB, which is the general

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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threshold where damage can occur to buildings, or 72 VdB at residences during nighttime hours (FTA 2006).

Vibration levels were calculated at sensitive receptors using the vibration level of the highest impact pieces of equipment that would be used during project construction. Table 11 lists ground-borne vibration levels from a large dozer, loaded truck, and vibratory roller at 10 feet from the source (i.e., the distance to closest sensitive receptor).

Table 11 Vibration Levels for Construction Equipment

Equipment	Vibration Level at 10 Feet (VdB)
Large Dozer	99
Loaded Truck	98
Vibratory Roller	106

As shown in Table 11, project construction would generate vibration levels that would exceed 72 VdB at the nearest residences; however, construction activities would be prohibited between the hours of 6:00 p.m. and 6:00 a.m. as per Section 15.04.020(F)(1) of the County’s Municipal Code. Compliance with the City’s permitted hours of construction would ensure that adjacent noise-sensitive residential receptors are not disturbed by construction vibration during nighttime sleep hours. Nonetheless, project construction would generate peak vibration levels of approximately 106 VdB at the nearest receptors, which would exceed the general threshold where damage can occur to buildings (102 VdB). Therefore, impacts from vibration would be potentially significant. Implementation of Mitigation Measure N-2 would require the use of a non-vibratory roller in order to reduce construction vibration to acceptable levels. Therefore, construction vibration impacts would be less than significant with incorporated mitigation.

Operational Noise

The primary on-site noise sources associated with operation of the proposed project would include vehicle circulation noise (e.g., engine startups, alarms, parking) and heating, ventilation, and air conditioning (HVAC) equipment. These noise sources would be similar to those generated by the existing commercial use. However, the proposed project would involve a convenience store with rooftop HVAC equipment and associated parking on the southern portion of the site that would move noise sources closer to residences as compared to the existing restaurant/bar.

Section 9.52.040 of the County’s Municipal Code prohibits the creation of noise that would cause the sound level at the adjacent noise-sensitive residences to exceed 55 dBA between 7:00 a.m. and 10:00 p.m. and 45 dBA between 10:00 p.m. and 7:00 a.m. Section 9.52.020(L) of the County’s Municipal Code exempts noise from heating and air conditioning equipment from these noise standards.

Nearby residences would be exposed to noise from parking lot activities on the project site. The major noise sources associated with parking lot activities include moving cars, engine start-ups, door slams, radios, car alarms, and tire squeals (human conversations are generally dominated by other sources of vehicle noise in a parking lot). Parking lot activity would generate instantaneous noise levels up to 66 dBA Lmax at 100 feet from the source (Gordon Bricken & Associates 1996). The closest on-site parking stall is located approximately 50 feet from the nearest residential property line south of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. Based on an attenuation rate of 6 dBA per doubling of distance, the nearest residential property would be exposed to noise levels up to approximately 72 dBA Lmax at 50 feet from the source in the absence of any intervening barriers. However, the existing wall located on the northern boundary of adjacent residential properties would break the line of sight between the parking lot and residences, reducing noise by approximately 5 dBA to approximately 67 dBA Lmax. Furthermore, peak noise levels from parking lot noise would be intermittent and when averaged over a one-hour period would not exceed ambient noise levels on the site, which are dominated by traffic noise (see Table 8). Therefore, parking lot noise from the proposed project would not be expected to substantially increase existing noise levels at nearby receptors or adversely affect nearby residences.

A refueling area for the gas station's underground storage tanks would be located in the northeast portion of the project site (Figure 3). Tanker trucks would use this area for refueling activities. Noise-generating activities associated with refueling typically include engine noise (start up and stopping), backup alarms, air brakes, unloading/offloading activities, and idling engines. The noise sensitive receptor nearest to the refueling and loading areas are single-family residences south of the project site, approximately 165 feet from the refueling area. Delivery trucks are assumed to generate a noise level of approximately 68 dBA Lmax at 30 feet from the source (Charles M. Salter Associates, Inc. 2017). Based on an attenuation rate of 6 dBA per doubling of distance, the maximum anticipated noise levels from tanker trucks at the nearest sensitive receptor would be approximately 53 dBA Lmax in the absence of any intervening barriers. This noise level would be further reduced by approximately 5 dBA by the existing wall adjacent to residences to the south, which would block the line-of-sight between the residence and the proposed project (FHWA 2017). Therefore, noise from tanker trucks would not exceed the County's sound level standards of 55 dBA between 7:00 a.m. and 10:00 p.m. and 45 dBA between 10:00 p.m. and 7:00 a.m. In addition, noise from tanker, delivery, and haul trucks would be intermittent and of short duration.

HVAC equipment would be included on the convenience market. This equipment typically has noise shielding cabinets, is placed on the roof or within mechanical equipment rooms, and is not usually a significant source of noise. Noise from HVAC equipment ranges from 60 to 70 dBA Leq at 15 feet from the source (Illingworth & Rodkin 2009). For a conservative estimate, this analysis assumes that HVAC equipment generates a noise level of 70 dBA Leq at 15 feet from the source. Based on the project site plans, the convenience market would be located approximately 45 feet north of the nearest residential property line. Based on standard noise attenuation of 6 dBA per doubling of distance, noise from HVAC equipment would be approximately 61 dBA Leq at the nearest noise sensitive receptor. As discussed in Section 27, *Planning*, the proposed project would be required to implement Mitigation Measure PL-1, which requires screening of HVAC equipment to ensure compliance with Section 9.53(E) of the County's Zoning Code. Screening typically reduces HVAC noise by at least 5 dBA; therefore, HVAC equipment noise at the nearest residence would be approximately 56 dBA Leq. Section 9.52.020(L) of the County's Municipal Code exempts noise from heating and air conditioning equipment from the noise standards set forth in Section 9.52.040. Therefore, noise from HVAC equipment would be less than significant.

Because the proposed project would not add substantial new sources of noise, operation of the proposed project would not result in a substantial permanent or periodic increase in ambient noise levels and would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance. Operational noise impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The following mitigation measures would ensure that noise and vibration generated by construction of the proposed project would not adversely impact adjacent residences and would reduce impacts to a less than significant level.

N-1 Construction Hour Restrictions. Construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

N-2 Use of Non-Vibratory or Pneumatic Tired Rollers. Construction activities shall use non-vibratory smooth wheel rollers or pneumatic tired rollers instead of vibratory rollers in order to reduce potentially significant groundborne vibration impacts on residences to the south of the project site.

Monitoring: The County shall include the construction hour and construction equipment restrictions as part of the conditions of approval for the proposed project.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Sources:

Rincon Consultants, Inc (Rincon). 2018. 43271 State Highway 74 Project Paleontological Resource Impact Mitigation Program. August 2018.

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: Figure OS-8, "Paleontological Sensitivity," of the County's General Plan classifies the project site as "High" for paleontological sensitivity. Policy OS 19.6 requires that project sites with high paleontological sensitivity undergo a paleontological resource impact mitigation program (PRIMP) that must be filed with the County Geologist prior to site grading. According to the site-specific PRIMP prepared by Rincon in August 2018, the paleontological sensitivity of the geologic units mapped in the project site is low at ground surface and increases to high at four feet below ground surface (Rincon 2018, Appendix D). Due to the high paleontological sensitivity of the geologic deposits that underlie the project site, impacts to paleontological resources would be potentially significant if ground disturbance exceeds four feet in depth. Mitigation Measure PR-1 would reduce impacts to paleontological resources by ensuring that adequate construction monitoring occurs and that any paleontological resources discovered over the course of construction are handled in a suitable manner. Ground-disturbing activities that do not exceed four feet in depth would not require paleontological monitoring. Impacts to paleontological resources would be less than significant with incorporated mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The following mitigation measure would ensure that the proposed project does not adversely impact buried paleontological resources and would reduce impacts to paleontological resources to a less than significant level.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Monitoring: Monitoring shall be conducted in accordance with the procedures outlined in the 43271 State Highway 74 Project Paleontological Resource Impact Mitigation Program prepared by Rincon Consultants, Inc. (Rincon 2018, Appendix D).

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside, County of. 1986. Redevelopment Plan for Redevelopment Project No. 3. December 22, 1986. <https://www.rivcoeda.org/LinkClick.aspx?fileticket=Z%2fO0vvCwjs0%3d&tabid=1466>

_____. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Southern California Association of Governments (SCAG). 2016. Final 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). April 7, 2016. <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>

Findings of Fact: The proposed project involves the demolition of a restaurant/bar and construction of a convenience store and gas station. The project would not displace residents or alter existing housing. As such, the proposed project would not displace substantial numbers of existing housing or people, and no impact would occur.

The estimated number of employed residents in unincorporated Riverside County in 2014 was 133,580 persons (County of Riverside 2015). SCAG forecasts an increase of 140,200 residents and 86,100 employees in unincorporated Riverside County from 2012 to 2040 (SCAG 2016). The proposed convenience store and gas station would require approximately two to four employees per shift. Given that the proposed project would involve the demolition of an existing restaurant/bar, which employs a similar number of persons per shift, the proposed project would not result in a net increase in employment opportunities in the County of Riverside. Due to the nature of these employment opportunities, employees would likely be drawn from the local workforce and would not result in the relocation of any new residents to the County of Riverside. Therefore, the project would not create demand for additional housing, cumulatively exceed official regional or local population programs, or induce substantial population growth either directly or indirectly. No impacts would occur.

The project site is located in the Valle Vista Community, which is covered by County Redevelopment Project No. 3. Public improvements and facilities proposed in the Valle Vista Community include street construction; curb, gutter and street widening; bridge widening; street improvements (e.g., traffic signals); drainage improvements and flood control; water improvements; parks adjacent to Bautista Creek and at Park Hill; fire stations (east of Bautista Creek and the relocation of the existing station to SR 74 and Mountain Avenue); a senior center; a handicap facility; a library (expansion of the existing site); a community center; and school facilities (County of Riverside 1986). The replacement of a restaurant/bar with a convenience store and gas station would not affect the goals outlined in the Redevelopment Plan for Redevelopment Project No. 3. Impacts to the County’s Redevelopment Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Fire Services

Sources:

Hemet, City of. 2012. 2030 General Plan. January 24, 2012. <http://www.cityofhemet.org/index.aspx?NID=534>

Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

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 involves the demolition of an existing restaurant/bar and the construction of a convenience store and gas station. The Riverside County Fire Department (RVC Fire) provides fire protection, fire suppression, and emergency medical services for unincorporated Riverside County. The project site is served by the Valle Vista Station, located at 25175 Fairview Avenue approximately one mile northeast of the project site, and by the Little Lake Station, located at 25954 Stanford Street approximately 1.5 miles east of the project site. In 2010, the average first unit response time for fire and emergency medical calls was just under seven minutes (City of Hemet 2012). According to Figure S-11, "Wildfire Susceptibility," of the County's General Plan, the project site is not located in a Fire Hazard Severity Zone (FHSZ) with a high susceptibility to wildfires (County of Riverside 2015). As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Because the proposed project would be constructed in accordance with applicable codes and would not increase the service population of RVC Fire, there is no evidence that the proposed project would not alter the existing need for fire protection services and would therefore not affect response times or service ratios such that new or expanded fire facilities would be needed. No impact to fire services would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County Sheriff's Department

Findings of Fact: Riverside County Sheriff's Department provides patrol, criminal investigation, traffic enforcement, accident investigation, and tactical team services. The project site would be served by Hemet Sheriff's Station located at 43950 Acacia Avenue Suite B, approximately one mile southeast of the project site. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Therefore, there is no evidence that the proposed project would not place additional demand on existing sheriff services and would not alter existing response times or necessitate construction of new sheriff facilities. No impact to sheriff services would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Project Application Materials

Findings of Fact: The project site is served by Hemet Unified School District (HUSD), which includes 15 elementary schools, four middle schools, four high schools, seven alternative education schools, and seven other sites/programs. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Buildout of the proposed project would not result in the need for new or physically altered school facilities, and no impact to schools would occur.

Mitigation: No mitigation is required.

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

39. Libraries

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

Findings of Fact: The proposed project involves the demolition of a restaurant/bar and the construction of a convenience store and gas station. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Because the proposed project would not introduce new residents to the area, there would be no need for new or physically altered libraries. No impact to libraries would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

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

Findings of Fact: The proposed project involves the demolition of a restaurant/bar and construction of a convenience store and gas station. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Buildout of the proposed plan would not result in the need for new or physically altered health service facilities. No impact to health services would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

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

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

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

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 involves the development of a convenience store and gas station and would not include the development or expansion of recreational facilities. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Therefore, the project would not increase the use of existing neighborhood or regional parks. The proposed project would have no impact related to parks and recreation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Project Application Materials, On-site Inspection

Findings of Fact: The proposed project would replace an existing restaurant/bar and surface parking lot with a convenience store and gas station. The project site is located in a suburban area that is mostly developed with commercial and residential uses. No recreational trails are present on or in the immediate vicinity of the project site. As discussed in Section 35, *Housing* the proposed project would not result in a direct or indirect increase in population. Therefore, the proposed project would have no impact on recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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?

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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.
- Riverside, County of. 2015. County of Riverside General Plan. December 8, 2015. <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>
- Riverside County Transportation Commission (RCTC). 2011. 2011 Riverside County Congestion Management Program. December 14, 2011. http://www.rctcdev.info/uploads/media_items/congestionmanagementprogram.original.pdf
- Trames Solutions, Inc. 2018. 7-11 Valle Vista Traffic Impact Analysis. September 17, 2018.

Findings of Fact: Trames Solutions, Inc. prepared the Traffic Impact Analysis (TIA) for the proposed project. According to the TIA, trip generation estimates for both project sites were based upon trip generation rates from the Institute of Transportation Engineers (ITE), 10th Edition Trip Generation Manual (2017). Project trips were calculated using trip generation rates for super convenience market and gas station. As shown in Table 12, the proposed project would generate approximately 1,023 average daily trips (ADT), including 124 trips during the morning peak hour and 94 trips during the afternoon peak hour (Trames Solutions, Inc. 2018).

Table 12 Estimated Project Trip Generation

Land Use	Quantity	Units	ITE Code	Morning Peak Hour			Afternoon Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Trip Generation Rates										
Super Convenience Market/Gas Station		VFP	960	14.04	14.04	28.08	11.48	11.48	22.96	9.44
Total Trips Generated										
	12	VFP		62	62	124	47	47	94	1,023

Source: Trames Solutions, Inc. 2018
VFP = Vehicle Fueling Positions

Impacts were evaluated utilizing the Intersection Capacity Utilization (ICU) methodology for signalized intersections and the Highway Capacity Manual (HCM) for unsignalized intersections. The ICU methodology compares the volume of traffic using the intersection to the capacity of the intersection. The volume to capacity ratio is then correlated to a performance measure known as Level of Service

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(LOS) ranging from LOS A (free-flow conditions) to LOS F (extreme congestion and system failure). Level of Service (LOS) designations are defined in Table 13. Similarly, the HCM methodology compares the volume of traffic using the intersection to the capacity of the intersection to calculate the delay associated with the traffic control at the intersection. The intersection delay is then correlated to an LOS performance measure.

Table 13 Level of Service (LOS) Definitions

LOS	Description
A	Free-flow conditions; minor disruptions to flow are easily absorbed without a change in travel speed.
B	Free flow conditions, although the presence of other vehicles becomes noticeable; less freedom to maneuver.
C	Ability to maneuver within the traffic stream is clearly affected by other vehicles; minor disruptions can cause serious local deterioration in service.
D	Ability to maneuver is restricted due to traffic congestion; travel speed is reduced by the increasing volume.
E	Operations at or near capacity; vehicles are operating with the minimum spacing for maintaining uniform flow.
F	Forced or breakdown; vehicles experience brief periods of movement followed by stoppages.

Source: Trames Solutions, Inc. 2018

The following six study intersections were evaluated in the TIA. Of these, two study intersections consist of the proposed driveway intersections along SR 74 and New Chicago Avenue that would provide site access.

- Soboba Street/Florida Avenue
- Lake Street/Florida Avenue
- New Chicago Avenue/SR 74
- Ramona Expressway/SR 74
- North Project Driveway/SR 74
- New Chicago Avenue/East Project Driveway

The following scenarios were evaluated for each of the six intersections:

- Existing Conditions
- Existing plus Project Conditions

Policy C2.1 sets a minimum target of LOS D for development proposals within the San Jacinto Valley Area Plan. Therefore, impacts to the circulation system would be significant if project-related traffic caused the LOS at the six study intersections to exceed LOS D. SR 74 is part of the Riverside County Transportation Commission's (RCTC) Congestion Management Program (CMP) (RCTC 2011). According to the 2011 CMP, the minimum threshold for highways that are part of the CMP is LOS E; therefore, the project would conflict with the CMP if project-related traffic caused the LOS at the five study intersections that include SR 74 to exceed LOS E. The calculated LOS for the study intersections are shown in Table 14 for existing and existing plus project intersection conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 14 Existing and Existing Plus Project Intersection Conditions

Intersection	Existing LOS		Existing Plus Project	
	AM	AM	AM	PM
Soboba Street/SR 74	B	B	B	B
Lake Street/SR 74	C	B	C	B
New Chicago Avenue/SR 74	B	B	B	B
Ramona Expressway/SR 74	A	B	B	B
North Project Driveway/SR 74	A	B	B	B
New Chicago Avenue/East Project Driveway	A	B	B	B

Source: Trames Solutions, Inc. 2018

As shown in Table 14, all study intersections currently operate at LOS B or better during the peak hours under existing conditions, with the exception of Lake Street/SR 74, which currently operates at LOS C during the morning and afternoon peak hours. As shown in Table 14, all study intersections would operate at LOS B during the peak hours under existing plus project traffic conditions, with the exception of Lake Street/SR 74, which would continue operating at LOS C during the morning and afternoon peak hours. Project-related traffic would degrade existing LOS during the AM peak hour at the Ramona Expressway/SR 74, North Project Driveway/SR 74, and New Chicago Avenue/East Project Driveway intersections from LOS A to LOS B. The proposed project would not cause any intersection to degrade to LOS D or worse. Therefore, the project would not exceed the thresholds established by the County's General Plan and the RCTC CMP, and impacts to the circulation system and the CMP would be less than significant.

The proposed convenience store and gas station would be one-story in height and would replace an existing one-story structure. Therefore, the proposed project would not affect air traffic patterns.

Due to the nature of development, the proposed project would attract local and regional patrons that would access the site via vehicles, public transit, cycling, or walking. In addition, the proposed project would redevelop an existing commercial site. Therefore, the proposed project would have no impact to waterborne, rail, or air traffic.

The proposed project would include two access driveways, one on the northern edge and one on the eastern edge of the project site. Vehicles turning out of these driveways may cause significant traffic hazards if appropriate traffic controls and sign distances are not provided. Implementation of Mitigation Measure T-1 would require stop sign controls, signaling and striping, and the inclusion of minimum sight distances. Therefore, impacts due to design features or incompatible uses would be less than significant with incorporated mitigation.

The proposed project would be served by existing roads (i.e., SR 74 and New Chicago Avenue) and would not cause a substantial effect upon or a need for new or altered maintenance of roads. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project construction would occur over approximately eight months. According to CalEEMod, construction activities would require up to 13 worker trips per day, one vendor trip per day to deliver building materials and equipment, and up to 8 haul truck trips per day during the demolition phase (see Appendix A for CalEEMod results). These trips would only occur during construction and would add a negligible amount of traffic to area roadways. Construction equipment staging would occur entirely on the project site and would not obstruct SR 74 or New Chicago Avenue. Therefore, the proposed project would have a less than significant impact on circulation during project construction.

The proposed project would redevelop a site that currently contains a restaurant/bar and bar and would provide access that complies with County requirements. Therefore, the proposed project would not include any features that would result in inadequate emergency access or access to nearby uses. No impact would occur.

The proposed project would be located along SR 74 and would be within 145 feet of the Florida & New Chicago Avenue bus stop for Riverside Transit Agency Route 27. The project would not include any features that would impair public transit facilities. No designated bicycle routes exist in the immediate vicinity of the project site. Sidewalks are located on the northeastern corner of the project site; however, these sidewalks are limited and do not extend along the entire length of the northern and eastern frontages of the project site. As discussed in Section 27, *Planning*, implementation of Mitigation Measure PL-2, which requires the construction of sidewalks along both project frontages, would be necessary to ensure consistency with the County's General Plan. Therefore, the proposed project would not adversely impact public transit, bikeways, or pedestrian facilities. Impacts would be less than significant with incorporated mitigation.

Mitigation: The following mitigation measure would ensure that the proposed project would not create a traffic hazard due to a design feature. See Mitigation Measure PL-1 under Section 27, *Planning*, for mitigation related to pedestrian facilities. Implementation of these mitigation measures would reduce impacts to transportation and traffic to less than significant levels.

T-1 Driveway Design. Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On-site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

Monitoring: Prior to the issuance of a building permit, the County shall verify that the project applicant has indicated traffic controls, striping, and sight distances on the project site plans.

44. Bike Trails

Source: Project Application Materials, On-site Inspection

Findings of Fact: The proposed project would replace an existing restaurant/bar and surface parking lot with a convenience store and gas station. The project site is located in a suburban area that is mostly developed with commercial and residential uses. No bike trails exist on or in the immediate vicinity of the project site. As discussed in Section 35, *Housing*, the proposed project would not result in a direct or indirect increase in population. Therefore, the proposed project would have no impact on bike trails.

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

Monitoring: No monitoring is 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 agency shall consider the significance to a California Native tribe.

Source: Tribal consultation

Findings of Fact: Tribal cultural resources are defined in Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1

In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on April 30, 2018. Staff received requests to consult from the Morongo Band of Mission Indians and Soboba Band of Lucieno Indians. Staff followed up with Morongo via emails on May 21, 2018 and September 5, 2018, and Morongo requested to close consultation on the project September 5, 2018. The County Archaeologist met up with Soboba on July 30, 2018 and provided the tribe with the standard conditions of approval, whereby the consultation was concluded. No tribal cultural resources were identified by any of the tribes. Therefore there will be no impacts in this regard.

According to the Cultural Resources Assessment Report, the project site is in the traditional tribal territory of the Cahuilla and near the boundaries of several other Native American groups identified by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anthropologists in the early 20th century (e.g., Kroeber 1908). The historically-identified territories occupied by the Cahuilla, Juaneño, and Luiseño, all exist within a 15- to 20-mile range of the project site (Appendix B).

As discussed in Section 9, *Archaeological Resources*, the project site is developed and paved. Despite the lack of visible cultural resources on the surface of the project site, tribal cultural resources may be encountered during project-related development and ground-disturbing activities. Impacts would be significant if construction activities (including grading, excavation, and other ground-disturbing activities) result in the destruction, damage, or loss of important tribal cultural resources. Compliance with Mitigation Measures CR-1 and CR-2 listed in Section 9 would reduce impacts to a less than significant level by providing a process for evaluating and, as necessary, avoiding impacts to any identified tribal cultural resources or prehistoric human remains through Native American and NAHC consultation. Impacts would be less than significant with incorporated mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Lake Hemet Municipal Water District. 2016. 2015 Urban Water Management Plan. June 2016. https://www.lhmwd.org/files/UWMP_2015_v2.pdf

Findings of Fact: Water service to the project site would be provided by the Lake Hemet Municipal Water District (LHMWD) which serves approximately 14,500 domestic and 51 agricultural customers in Hemet, San Jacinto and Garner Valley. The LHMWD's 2015 Urban Water Management Plan (UWMP) accounts for existing and forecasted development in its development of supply and demand forecasts. Because the proposed project would involve the replacement of an existing restaurant/bar with a convenience store and gas station and would not result in a net increase in employees above existing uses (see Section 25, Housing), the proposed project would be covered by the 2015 UWMP. The 2015 UWMP forecasts a supply surplus of 470 acre-feet per year (AFY) in 2035 under a multiple dry-year scenario (LHMWD 2015).

According to the CalEEMod results, the proposed project would demand approximately 1.1 AFY, which would result in a net decrease of 2.1 AFY as compared to existing uses (see Appendix A for CalEEMod results). Therefore, the proposed project would not require the construction or expansion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of water treatment facilities and sufficient water supplies would be available to serve the project from existing entitlements and resources. No impact to water supplies would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

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

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

Sources:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.
 Eastern Municipal Water District. 2016. "Treatment Process." Last modified: October 2016. <https://www.emwd.org/services/wastewater-service/treatment-process>
 Lake Hemet Municipal Water District. 2016. 2015 Urban Water Management Plan. June 2016. https://www.lhmwd.org/files/UWMP_2015_v2.pdf

Findings of Fact: Wastewater collection services for the project site are provided by LHMWD. Wastewater generated in the LHMWD is treated by the Eastern Municipal Water District's (EMWD) Perris Valley Regional Water Reclamation Facility (RWRf) or the San Jacinto Valley RWRf (LHMWD 2016). The Perris Valley RWRf currently treats approximately 13.9 million gallons per day (mgd) of wastewater and has a treatment capacity of approximately 22 mgd. The San Jacinto Valley RWRf currently treats seven mgd of wastewater and has a treatment capacity of 14 mgd (EMWD 2016).

According to CalEEMod, the proposed project would demand approximately 1.1 AFY, which result in a net decrease of 2.1 AFY as compared to existing uses (see Appendix A for CalEEMod results). Assuming that wastewater generation is 80 percent of total water demand, the proposed project would generate approximately 800 gpd of wastewater, which would result in a net decrease of 1,465 gpd as compared to existing uses. Therefore, the proposed project would not generate wastewater such that the combined capacity of the two existing facilities would be exceeded, and the construction of new wastewater treatment facilities would not be required. Therefore, no impacts to sewer systems would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

California Department of Resources Recycling and Recovery. 2018. "Lamb Canyon Sanitary Landfill (33-AA-0007)." Last modified: September 6, 2018.

<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007/>

Riverside County Department of Waste Resources. 2018. "Construction and Demolition (C&D) Waste." Last modified: 2018. <https://www.rcwaste.org/Waste-Guide/CandD>

Findings of Fact: Construction and operation of the proposed project would result in the generation of solid waste. The project site would be served by the Lamb Canyon Sanitary Landfill located in Beaumont, California. The Lamb Canyon Sanitary Landfill has a current average daily throughput of approximately 1,759 tons per day and a maximum permitted throughput of 5,000 tons per day (California Department of Resource Recovery and Recycling 2018).

Construction of the proposed project would generate construction and demolition (C&D). The proposed project would be required to submit a waste recycling plan and a waste reporting form to the Riverside County Building and Safety Department to demonstrate compliance with the California Green Building Standards Code, which mandates C&D recycling (Riverside County Department of Waste Resources 2018). As discussed in Section 21, *Hazards and Hazardous Materials*, if asbestos are encountered during demolition of the existing structure on-site, demolition waste would be considered hazardous. The removal of construction-generated hazardous waste from the project site would require the use of a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal. Therefore, construction of the proposed project would have a less than significant impact to solid waste services.

According to CalEEMod, the proposed project would generate approximately 0.03 tons of solid waste per day, which would result in a net decrease of 0.07 tons per day as compared to existing on-site uses. Therefore, the project would not affect the capacity of Lamb Canyon Landfill. The project would comply with federal, state, and local statutes and regulations and would participate in local solid waste recycling programs. No impact to solid waste services would occur as a result of the operation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact:

The proposed project would involve the replacement of an existing restaurant/bar with a convenience store and gas station. The project site is currently served by existing electricity, natural gas, communication, and stormwater infrastructure as well as existing street lighting, roads, and other governmental services. According to the CalEEMod results, the proposed project would demand approximately 38,673 kilowatt-hours (kWh) of electricity per year and 6,798 thousand British thermal units (kBtu) per year. As such, the proposed project would result in a net decrease of 115,855 kWh of electricity per year and 869,458 kBtu per year (see Appendix A for CalEEMod results). As discussed in Section 24, *Water Quality Impacts*, the proposed project would increase pervious surfaces on-site and would not result in an increase in stormwater runoff. The proposed project would include sufficient exterior lighting for the convenience store and fueling pumps such that no additional street lighting would be required. Therefore, the proposed project would not require the construction or expansion of existing utility facilities, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

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

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version 2016.3.2.

Findings of Fact: As discussed in Section 49, *Utilities*, the proposed project would result in a net decrease in energy usage compared to existing on-site uses. No impact to energy conservation plans would occur.

Mitigation: No mitigation is required.

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

OTHER

51. Other:

Source:

Findings of Fact: All environmental impacts of the proposed project have been adequately discussed in Sections 1 through 50 and Sections 52 through 54. No additional environmental impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

Source: Project Application Materials

Findings of Fact: As noted under Section 7, *Wildlife & Vegetation*, no native biological habitat exists on the project site. The proposed project would replace an existing restaurant/bar with a convenience store and gas station and would not substantially change the land use on the project site. Therefore, the proposed project would not have the potential to substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

The project site does not contain any known archaeological or tribal cultural resources. As discussed in Section 7, *Historic Resources*, the existing building on the project site is not considered a historic resource. As discussed in Section 8, *Archaeological Resources*, and Section 45, *Tribal Cultural Resources*, the proposed project would have the potential to adversely impact unknown buried archaeological and tribal cultural resources that may represent important examples of California prehistory. Implementation of Mitigation Measure CR-1 would ensure that any archaeological or tribal cultural resources discovered over the course of project construction are handled in an appropriate manner. Therefore, the proposed project would not eliminate an important example of major periods of California history or prehistory, and impacts would be less than significant with incorporated mitigation.

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

Source:

Trames Solutions, Inc. 2018. 7-11 Valle Vista Traffic Impact Analysis. September 17, 2018.

Findings of Fact: According to the TIA, the following five planned and pending projects in the County of Riverside are located in the project site vicinity (Trames Solutions, Inc. 2018):

- Residential development with 72 multi-family dwelling units and 16 single-family dwelling units
- Residential development with 17 single-family dwelling units
- Commercial development with a 9,100-sf shopping center
- Residential development with 187 single-family dwelling units and a 300-unit mobile home park
- Residential development with 66 single-family dwelling units

The Cities of Hemet and San Jacinto were also contacted and reported minimal development activity in the study area (Trames Solutions, Inc. 2018). All five planned and pending projects are located outside a 0.5-mile radius of the project site.

As described in Sections 1 through 51, with respect to all environmental issues, the proposed project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Construction-related impacts to biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and transportation/traffic would be specific to the project site; therefore, impacts to these resources areas would not contribute to any significant cumulative impacts related to these issues. According to the Traffic Impact Analysis, the proposed project would not have a significant cumulative impact on transportation and traffic, taking into account planned and pending projects in the study area (Trames Solutions, Inc. 2018). Operation of the proposed project would result in a net decrease in demand for utility and service systems. The proposed project would have no adverse long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. Consequently, the proposed project would not make a considerable contribution to any significant cumulative environmental impacts, and impacts would be less than significant with incorporated mitigation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

Findings of Fact: In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed in Section 6, *Air Quality Impacts*, and Section 21, *Hazards and Hazardous Materials*, the project would not result, either directly or indirectly, in adverse hazards related to air quality or hazardous materials. Compliance with applicable rules and regulations and implementation of Mitigation Measures N-1 and N-2 would reduce potential impacts on human beings to a less than significant level.

V. 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: None.

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

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

VI. 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.



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



*Juan C. Perez
Agency Director*

12/10/18, 6:06 pm

CUP180006

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180006. 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 - 90 Days to Protest

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

Advisory Notification. 2 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 perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Advisory Notification. 3 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 CONDITIONAL USE PERMIT and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

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

Advisory Notification. 4 AND - Noise Monitoring Reports

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

Advisory Notification. 5 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180006) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 6 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 180006 – A Conditional Use Permit for the construction of a 24- hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to type 20 License). The gasoline service station will have 6 multiple product dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished.

Advisory Notification. 7 AND - 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 7:00a.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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - xterior Noise Levels (cont.)
Ordinance No. 847.

Advisory Notification. 8 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Exhibit A (Site Plan), dated 9/26/18. Exhibit B, B.1, B.2, B.3 and B.4 (Elevations) dated 9/26/18. Exhibit C (Floor Plans), dated 9/26/18. Exhibit G (Conceptual Grading Plan), dated 9/26/18. Exhibit L.1, L.2, and L.3 (Conceptual Landscaping and Irrigation Plans), dated 9/26/18. Exhibit S (Sign Plan), dated 9/26/18. Other Exhibit(s) Lighting, Lighting 2 and Erosion Control Plan Dater 9/26/18

Advisory Notification. 9 AND - Expiration Date

This approval shall be used within nine (9) years of approval date; otherwise, the permit shall become null and void.

Advisory Notification. 10 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) {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. N 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. 460 (Division of Land) {for TTMs and TPMS} • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Federal, State & Local Regulation Compliance (cont.)

• Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 555 (Surface Mining and Reclamation) {for SMPs} • Ord. No. 625 (Right to Farm) {Geographically based} • Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries} • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) {Geographically based} • Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS} • Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based} • 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, and for TTMs and TPMS} • Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based} • Ord. No. 916 (Cottage Food Operations) • Ord. No. 925 (Prohibiting Marijuana Cultivating) • Ord. No. 927 (Regulating Short Term Rentals) • Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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)

Advisory Notification. 11 Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 11 Section 18.48 Standards (cont.)

or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**Please note that any installation of a gasoline tank shall be overseen by a Professional Geologist to verify that the LOP site across the street has not left contamination at this site.

Planning

Planning. 1 Gen - Beer and Wine

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption: a. Only beer and wine may be sold. b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - Beer and Wine (cont.)

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age. g. No sale of alcoholic beverages shall be made from a drive-in window.

Planning. 2 Gen - Colors and Materials

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B

Planning. 3 Gen - Development Phasing

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 4 Gen - Graffiti

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 5 Gen - 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. 6 Gen - Maintain Licensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirement pertaining to the use of the license. Should such licensing be denied, expire or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 7 Gen - MM GHG-2 Water Conservation Measures

Water Conservation Measures. The proposed project shall incorporate the water conservation measures for nonresidential projects included in the California Green Building Code (CalGreen) in effect as of September 2018 (i.e., CalGreen 2016).

Planning. 8 Gen - No Consumption

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption. No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Gen - No Consumption (cont.)
and ABC-253.

Planning. 9 Gen - No Loitering

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on ABC-257 and ABC-253. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC-253.

Planning. 10 Gen - No open bottles

No open bottles of distilled spirits shall be stored on the premises for specific customers.

Planning. 11 Gen - Peace Officers

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red to form ABC-257 dated, at any time the undersigned is exercising the privileges authorized by the license of such premises.

Planning. 12 Gen - Post Sign

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES, VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 13 Gen - Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO180025 ACCEPTED

County Geologic Report GEO No. 180025, submitted for the project CUP180006, APN 551-240-046, was prepared by Stantec Consulting Services, Inc., and is titled; "Geotechnical Investigation Report, Proposed 7-Eleven No. 1040919, 43271 State Highway 74, Hemet, California," dated February 13, 2018. In addition, the consultant has submitted the following document: "Geotechnical Investigation Response to Comments. Proposed 7-eleven No. 1040919, 43271 State Highway 74, Hemet, California 92544," dated September 7, 2018. This document contains the following attachment: Attachment A - "Updated Geotechnical Report," revised September 7, 2018. "Geotechnical Investigation Response to Comments 02, Proposed 7-eleven No. 1040919, 43271 State Highway 74, Hemet, California 92544," dated October 12, 2018. These documents are herein incorporated into GEO180025. GEO180025 concluded: 1.

The site is not located within a State of California Earthquake Fault Zone, or a

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180025 ACCEPTED (cont.)

County of Riverside Fault Hazard Zone. 2. Based on a review of the Riverside County Parcel Report, historical aerial photographs, historical topographic maps, our geotechnical report (Stantec, 2018), and the three recent geotechnical and geologic hazard reports associated with nearby sites, there are no active faults that traverse the proposed 7-eleven site. 3. Ground surface total settlements due to compression in the unsaturated zone are estimated to be on the order of 4 inches. Differential settlement over a span of approximately 30 feet is estimated to be approximately 2 inches. Accordingly, mitigation will be necessary to reduce the effects of seismically induced settlement. 4. The potential for landslides or slope instabilities to occur at the site is considered low. 5. Near-surface soils (upper approximately 10 feet) have a low expansion potential. Accordingly, mitigation for expansive soils is not considered necessary at this site. GEO180025 recommended: 1. Site preparation should begin with the removal of existing buildings, pavement, buried slabs and foundations, vegetation, highly organic soil, leach lines, septic tanks, and any other unsuitable materials. 2. Existing underground utilities within the proposed construction areas should be completely removed and or rerouted. 3. Remedial grading should be performed to provide an approximate 5 foot thick, re-compacted fill layer below the bottom of the stiffened foundations. 4. Remedial grading should extend at least 5 feet beyond the outside edge of the foundations unless constrained by existing structures. 5.

Placement of a biaxial geo-grid approximately mid-height in the compacted fill layer should be used to further reduce differential settlements.

GEO No. 180025 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180025 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 Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181016

Transportation

Transportation. 1 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. 2 STD INTRO (ORD 460/461)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO (ORD 460/461) (cont.)

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.

Transportation. 3 TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Soboba Street (NS) at:

SH-74 (Florida Avenue (EW))

Lake Street (NS) at:

SH-74 (Florida Avenue (EW))

New Chicago Avenue (NS) at:

SH-74 (Florida Avenue (EW))

Ramona Expressway (NS) at:

SH-74 (Florida Avenue (EW))

North Project Driveway (NS) at:

SH-74 (Florida Avenue (EW))

New Chicago Avenue (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 TS/CONDITIONS (cont.)
East Driveway (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 Gen - Custom

Prior to issuance of a demolition, 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.

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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 Mitcharge - Use Not Satisfied

Conditional Use Permit 180006 is located within the limits of the San Jacinto Regional Area Drainage Plan. The County Board of Supervisors has adopted the San Jacinto Regional Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1 60 Allow Underground Utilities Not Satisfied

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company, the Imperial Irrigation District, whichever is the appropriate utility,) confirming whether or not the overhead electrical lines within are capable of being installed underground and that any financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

060 - Planning. 2 60- Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 60- Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following: a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions. b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way. c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety. d.

Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 4 60- MM GHG-1 Not Satisfied

The proposed project design shall demonstrate energy efficiency of at least five percent greater than the 2016 Title 24 requirements.

060 - Planning. 5 60- MM GHG-2 Not Satisfied

The proposed project shall incorporate the water conservation measures for nonresidential projects included in the California Green Building Code (CalGreen) in effect as of September 2018 (i.e., CalGreen 2016).

060 - Planning. 6 60- MM N-1 Construction Hour restrictions Not Satisfied

Prior to Grading permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

060 - Planning. 7 60- MM N-2 Not Satisfied

Construction activities shall use non-vibratory smooth wheel rollers or pneumatic tired rollers instead of vibratory rollers in order to reduce potentially significant groundborne vibration impacts on residences to the south of the project site.

060 - Planning. 8 60- SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the applicant 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 1.14 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Survey - EPD 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Survey - EPD (cont.) Not Satisfied

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. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Planning-PAL

060 - Planning-PAL. 1 HIGH PALEO SENSITIVITY - PRIMP REQUIRED 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 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH PALEO SENSITIVITY - PRIMP REQUIRED (cont.) Not Satisfied

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 and 90 Transportation condition of approval.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 FINAL WQMP REQUIRED Not Satisfied

The project is located in the santa ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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 IMP PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per 90 Trans. 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT GRADING PE 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:

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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

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.

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three 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 applicable California Health and Safety Code.

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. 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. 2. 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 Mithcharge - Use Not Satisfied

Conditional Use Permit 180006 is located within the limits of the San Jacinto Regional Area Drainage Plan. The County Board of Supervisors has adopted the San Jacinto Regional Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 80 - Fee Balance Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 80 - Fee Balance (cont.) Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 80 Construction Hour Restrictions Not Satisfied

Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September or from 6:00 p.m. to 7:00 a.m. during the months of October through May.

080 - Planning. 3 80- Lighting Plans Not Satisfied

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

080 - Planning. 4 80- MM GHG-1 Energy Efficiency Not Satisfied

Energy Efficiency. The proposed project design shall demonstrate energy efficiency of at least five percent greater than the 2016 Title 24 requirements.

080 - Planning. 5 80- MM N-2 Not Satisfied

Prior to issuance of building permits construction activities shall use non-vibratory smooth wheel rollers or pneumatic tired rollers instead of vibratory rollers in order to reduce potentially significant groundborne vibration impacts on residences to the south of the project site.

080 - Planning. 6 80- Roof Equipment Shielding Not Satisfied

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

080 - Planning. 7 Use School Mitigation Not Satisfied

Impacts to the Hemet Unified 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 SH-74 (Florida Avenue) and New Chicago Avenue
- (2) Street-lights on SH-74 (Florida Avenue) and New Chicago Avenue.
- (3) Street sweeping.

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.

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80. Prior To Building Permit Issuance

Transportation

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

(2) Appropriate fees for annexation.

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2 CALTRANS ENCRCHMNT PRMT Not Satisfied

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

080 - Transportation. 3 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 4 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 5 LANDSCAPING/TRAIL COM/IND 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 SH-74 (Florida Avenue) and New Chicago Avenue and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate street light 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. 7 R-0-W DEDICATION Not Satisfied

Sufficient public street right-of-way along SH-74 (Florida Avenue) shall be conveyed for public use to provide for a 59 foot half-width dedicated right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation. 8 Transportation-IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 9 TS/GEOMETRICS Not Satisfied

On-Site Circulation:

North Project Driveway (NS) at SH-74 (Florida Avenue)(EW) shall be improved to provide the following geometrics;

Northbound: One right-turn lane with Stop control. Southbound: N/A

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 TS/GEOMETRICS (cont.) Not Satisfied

Eastbound: Two through lanes. Westbound: Two through-lanes,

New Chicago Avenue (NS) at East Driveway shall be improved to provide the following geometrics:

Northbound: One shared through/left lane.

Southbound: One shared through/right lane.

Eastbound: One shared right/left lane, Stop control.

Westbound: N/A

Note:

1. On-site signing and striping should be implemented in conjunction with detailed construction plans for the project.
 2. Verify that minimum sight distance is provided at the project driveways.
- or as approved by the Transportation Department.

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 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. 1 080 - Recyclables Collection and Loading Area 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.

080 - Waste Resources. 2 080 - 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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 080 - Waste Recycling Plan (cont.) Not Satisfied

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 APRPOVAL 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.

Planning

090 - Planning. 1 90 Accessible Parking Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at or by telephoning " In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 90- Lighting Plan Comply Not Satisfied

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

090 - Planning. 3 90- MM T-1 Driveway design Not Satisfied

Driveway Design. Stop sign control shall be provided at the project driveways for vehicles exiting the project site. On-site traffic signaling and striping shall be implemented in conjunction with detailed construction plans for the project. Minimum sight distances shall be provided at the project driveways.

090 - Planning. 4 90- Parking Paving material Not Satisfied

A minimum of sixteen (16) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 90- Parking Paving material (cont.) Not Satisfied
concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 90 Roof Equipment Shielding Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 6 Use- Bike Racks Not Satisfied
A bicycle rack with a minimum of 1 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 7 Use- Trash Enclosures Not Satisfied
trash enclosure which is adequate to enclose a minimum of 1 bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST 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 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 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 along SH-74 (Florida Avenue) and New Chicago Avenue.
- (2) Street-lights on SH-74 (Florida Avenue) and New Chicago Avenue.
- (3) Street sweeping.

090 - Transportation. 2 CALTRANS - EXISTING CURB & GUTTER Not Satisfied
On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within Caltrans right-of-way, including sewer and water laterals, on SH-74 (Florida Avenue) shall be constructed within the 59' dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Caltrans.

NOTE:

- 1. The driveway shall be constructed in accordance with County Standard No. 207A.
- 2. A 6' sidewalk shall be constructed adjacent to the curb line.
- 3. Street, driveway, and sidewalks improvement plans along SH-74 (Florida Avenue) shall be submitted to 'Caltrans'

Plan: CUP180006

Parcel: 551240046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 CALTRANS - EXISTING CURB & GUTTER (cont.) Not Satisfied
for review and approval.

4. Parkway improvement shall be submitted to 'County of Riverside Transportation Department' for review and approval.

5. Existing Billboard sign shall be relocated outside the road right-of-way.

090 - Transportation. 3 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on New Chicago Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

3. Street improvement plans along SH-74 (Florida Avenue) shall be submitted to 'Caltrans' for review and approval.

4. Street improvement plans along New Chicago Avenue and all parkway improvements shall be submitted to 'County of Riverside Transportation Department' for review and approval.

5. Existing Billboard sign shall be relocated outside the road right-of-way.

090 - Transportation. 4 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within SH-74 (Florida Avenue) and New Chicago Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 5 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 SH-74 (Florida Avenue) and New Chicago Avenue.

090 - Transportation. 6 LINE-OF-SIGHT Not Satisfied

In order to secure adequate sight distance at the driveway intersections NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Plan: CUP180006

Parcel: 551240046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 LINE-OF-SIGHT (cont.) Not Satisfied

Note:

The developer/owner of CUP180006 has the responsibility to display this condition of approval to the prospective future buyers of this project.

090 - Transportation. 7 RELOCATE SIGN Not Satisfied

Existing Billboard sign and any structure encroaching the right-of-way shall be relocated outside the road right-of-way.

090 - Transportation. 8 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. 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 Ordinance 460 and 461. Street-light 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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 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, or other electric provider.

090 - Transportation. 11 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. 12 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project 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, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

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. 1 090 - 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

Plan: CUP180006

Parcel: 551240046

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1

090 - Waste Reporting Form and Receipts (cont.)

Not Satisfied

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 18, 2018

TO:

- | | | |
|---|--|---|
| Riv. Co. Transportation Dept. | Riv. Co. Trans. Dept. – Landscape Section | Board of Supervisors - Supervisor: 3rd District- Washington |
| Riv. Co. Environmental Health Dept. | P.D. Archaeology Section | Planning Commissioner: 3rd District- Taylor-Berger |
| Riv. Co. Public Health Dept. | Riv. Co. Surveyor | Hemet Sphere of Influence |
| Riverside County Flood Control | Riverside Transit Agency | Hemet Unified School District |
| Riv. Co. Fire Department (Riv. Office) | Riv. Co. Sheriff's Dept. | Eastern Municipal Water District (EMWD) |
| Riv. Co. Building & Safety – Grading | Riv. Co. Waste Resources Management Dept. | CALTRANS District # 8 |
| Riv. Co. Building & Safety – Plan Check | Riv. Co. Airport Land Use Commission | Alcohol and Beverage Control Board |
| Riv. Co. Regional Parks & Open Space | Hemet/Ryan Airport, Attn: General Manager | |
| P.D. Environmental Programs Division | Winchester/Homeland Municipal Advisory Council (MAC) | |
| P.D. Geology Section | | |

CONDITIONAL USE PERMIT NO. 180006 – CEQ180034 – Applicant: TAIT and Associates – Engineer/Representative: TAIT and Associates – Third Supervisorial District – Harvest Valley/ Winchester Area Plan – Green Acres Policy Area – Highway 79 Policy Area – Homeland Area Zoning District - General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: North of Putter’s Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue.– 1.14 Acre – **REQUEST:** A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST’s Healy Tank. – APN: 551-240-046 – Related Cases: **CFW180030**.
BBID: 039-403-670

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 3, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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

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

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.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

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

April 30, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 180006 – CEQ180034 – Applicant: TAIT and Associates – Engineer/Representative: TAIT and Associates – Third Supervisorial District – Harvest Valley/ Winchester Area Plan – Green Acres Policy Area – Highway 79 Policy Area – Homeland Area Zoning District - General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: North of Putter's Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue. – 1.14 Acre

REQUEST: A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST's Healy Tank. – APN: 551-240-046 – Related Cases: **CFW180030**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

April 30, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rivco.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rivco.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 30, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180006)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 30, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 180006 – CEQ180034 – Applicant: TAIT and Associates – Engineer/Representative: TAIT and Associates – Third Supervisorial District – Harvest Valley/ Winchester Area Plan – Green Acres Policy Area – Highway 79 Policy Area – Homeland Area Zoning District - General Plan: Commercial Retail (CR) – Zoning: Rural Residential (R-R) – Location: North of Putter's Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue. – 1.14 Acre

REQUEST: A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST's Healy Tank. – APN: 551-240-046 – Related Cases: **CFW180030**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

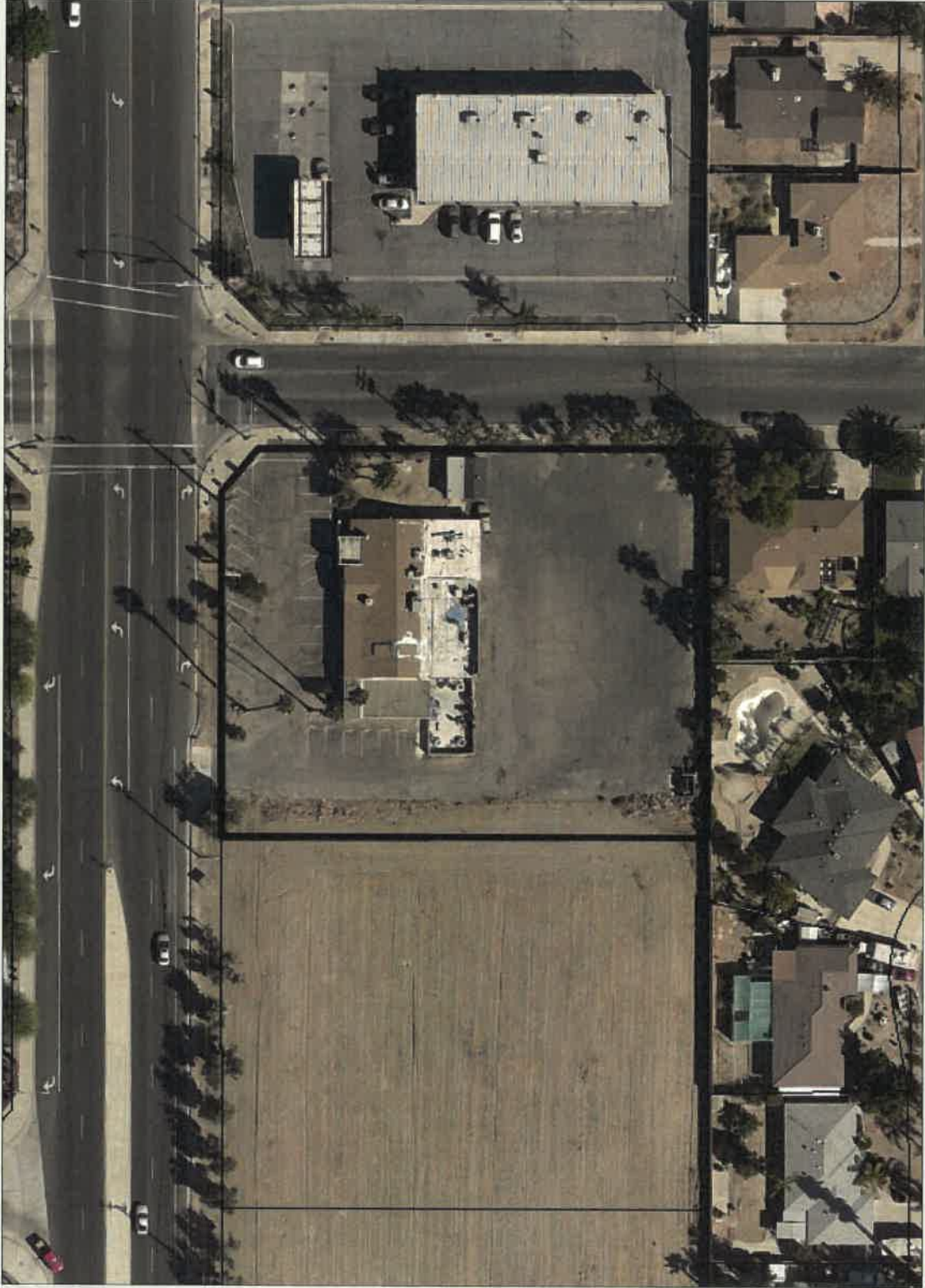
Email CC: Brett Dawson, bdawson@rivco.org





Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

CUP180006



- Legend**
-  Parcels
 -  Blueline Streams
 -  City Areas
 -  World Street Map



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...4/30/2018 12:16:33 PM

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Notes

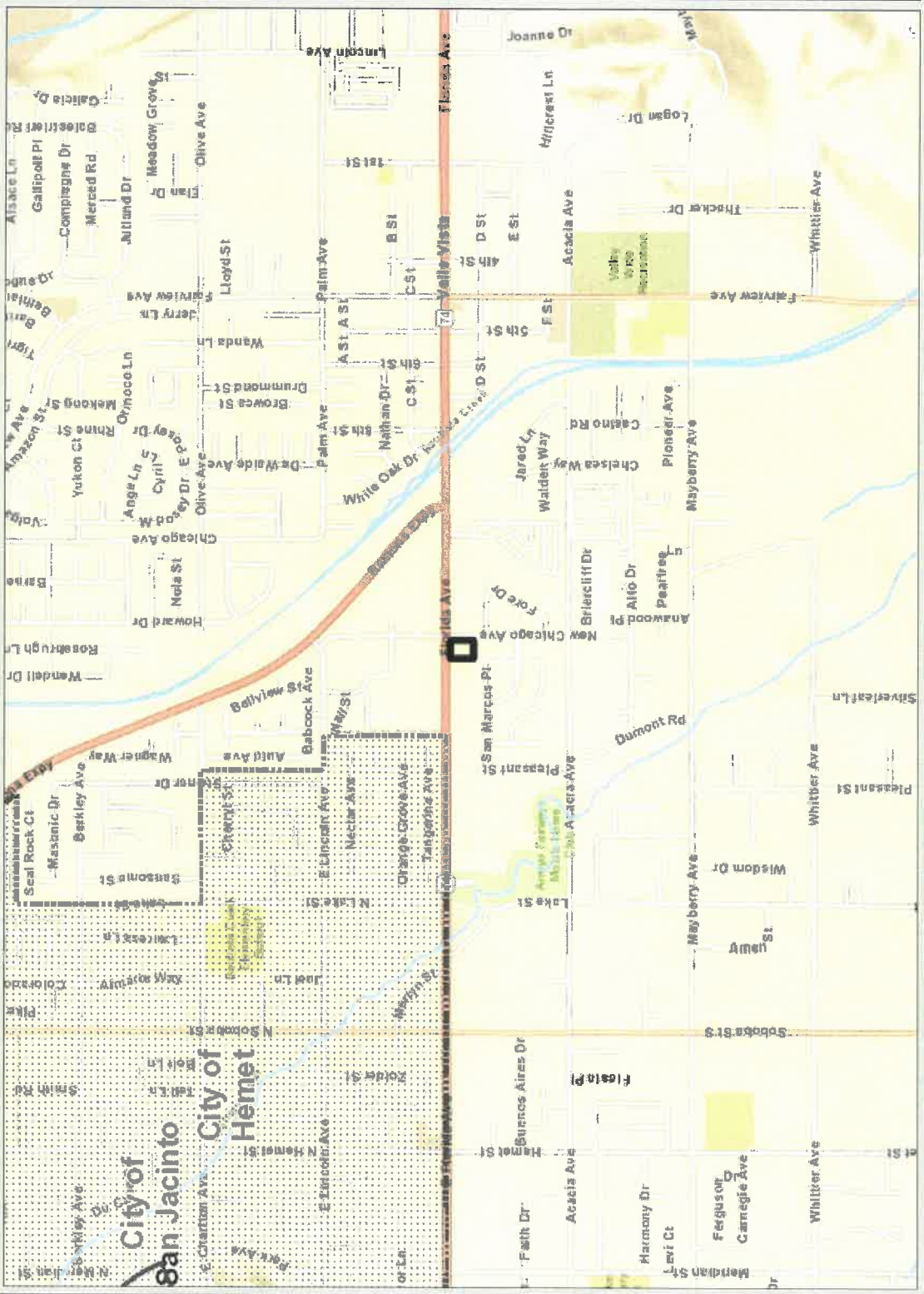
CUP180006



Legend

- Blue Line Streams
- City Areas
- World Street Map

Notes



ACIT

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... 4/30/2018 12:17:21 PM

0 2,000 4,000 Feet

© Riverside County GIS

May 9, 2018

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



RE: AB 52 Consultation; CUP180006

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

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

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

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

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



MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004

Date: 5/16/2018

Re:

AB 52 (ASSEMBLY BILL 52) – TAIT and Associates – CUP180006

Dear,
Heather Thomson
Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Dawson, Brett

From: Thomson, Heather
Sent: Monday, May 21, 2018 12:32 PM
To: 'Tribal Historic Preservation Office'
Subject: RE: CUP180006

Thank you.

Please consider this email as initiation of consultation and let me know if you would like to schedule a meeting to discuss any potential impacts to Tribal Cultural Resources.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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From: Tribal Historic Preservation Office [mailto:thpo@morongo-nsn.gov]
Sent: Monday, May 21, 2018 12:27 PM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Subject: RE: CUP180006

Hello,

Here it is.

Thank you.

Travis

From: Thomson, Heather [<mailto:HTHOMSON@RIVCO.ORG>]
Sent: Wednesday, May 16, 2018 4:31 PM
To: Tribal Historic Preservation Office
Subject: RE: CUP180006

There is no attachment.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



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From: Tribal Historic Preservation Office [<mailto:thpo@morongo-nsn.gov>]
Sent: Wednesday, May 16, 2018 11:12 AM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Subject: CUP180006

Hello,

I am the consulting archaeologist for the Morongo Band of Mission Indians. Attached is a letter regarding the above referenced project.

This email address is the general office email for the Tribal Historic Preservation Office.

You may reply to this email or, if you wish, contact the Tribal Historic Preservation Officer Raymond Huaute directly with the contact information provided in the attached letter.

Sincerely,

Travis Armstrong

Consulting Archaeologist

Morongo Band of Mission Indians

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

August 29, 2018

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: CUP180006

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Thomson, Heather

From: Thomson, Heather
Sent: Wednesday, September 05, 2018 11:24 AM
To: Alicia Benally (ABenally@morongo-nsn.gov); Tribal Historic Preservation Officer (thpo@morongo-nsn.gov)
Cc: Dawson, Brett
Subject: CUP180006

Hi Alicia-

The above referenced project is located on Florida Ave. in Hemet. Morongo requested consultation on this project. I have had no response to my inquiry as to if Morongo wanted a meeting to discuss this project. Please let me know if you are aware of any Tribal Cultural Resources that may be impacted by this project.

Thank you.



Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

12/3/18

To Whom it may concern -

We vehemently oppose the building proposal attached with this letter.

Our home is right next to the lot mentioned at
25811 New Chicago Hermit Cr.
92544

There is already a gas station/
convenience store right across
the street that sells beer etc.

There is absolutely no reason to
have another one so close

We have owned our home at
25811 New Chicago Hermit Cr 92544
for over 15 years and again
we totally oppose conditional use permit
180006. It will alter in a
negative way, the serenity of
our neighborhood

Sincerely,

W. J. & Jo
Jeri Green

X We oppose the conditional use permit # 180006

Owners of New Chicago Hermit 92544
W. J. & Jo
Jeri Green
(951) 909-3653 or (951) 537-4031
jergreen1@gmail.com

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Riverside County Planning Department
Attn: Brett Dawson
Regarding Conditional Use Permit #180006
12/03/2018

Mr. Dawson,

In response to the notice of public hearing, regarding the above mentioned Conditional use permit #180006,

My Wife and I would like to submit our disagreement with this proposal.

We live within the area being considered just off New Chicago and Hacienda in Hemet, Valle Vista area.

If you survey the area, There is a Stater Brothers market, which sells alcohol, tobacco and is a fully stocked grocery store.

Louies Bar, Walgreens Drug, CVS RX that sells alcohol, but not tobacco, Corner market gas station and convenience store.

Less than 3/4 of a mile east is a Chevron, with a Extra Mile store that contains a carwash, mechanics shop, alcohol, tobacco has at least 12-16 gas pumps.

There is also a Smoke shop with in the Stater Brothers Center at New Chicago and Hacienda.

Travel east on HWY 74, I believe there is another Liquor store called Mikes, Just passed Fairview Ave within 1.5 miles is a

Mobil station with 8 gas pumps, I believe, wich also has a store, alcohol and tobacco.

Traveling west from New Chicago on HWY 74 / Florida Ave, just from memory, There is numerous Liquor stores, Failed Canibis stores,

Shell Station, USA station with 10 or more pumps, More Liquor stores. At San Jacinto and Florida Ave, there is another Gas station (7-eleven type) with store and pumps,

Santa Fe and Florida, there is a Gas station (used to be 76), Continuing west on Florida Ave, there is Mobil, Liberty, a Mom & Pop gas stations,

Valero, Shell, more Liquor Stores, Walmart Grocery (near the Mobil at Palm), More liquor stores between State St, and Sanderson, which also

has Mobil Station, with a carwash and 16 pumps I believe, and a mini store, and across the intersection is another gas station that used to be a Dairy Queen that has a store.

A little further west is another Shell station with pumps and a mini store, at Warren Rd and Hwy 74. Before you get to Warren Rd, There is Winco,

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that sells Alcohol and tobacco, and another 7-11 gas and mini store.

Needless to say we have an overabundance of gas, liquor and tobacco stores within the surrounding area. We do NOT want or need another.

Last and Finally, I think the worst thing is to speak about Drinking and Driving, Smoke related Cancer, protecting our youth and communities,

then in the same breath say it's ok to sell alcohol and tobacco at a gas station. NOT A GOOD or Intelligent Idea.

Thank you,
Michael E. Meyer
43195 Andrade Ave #L
Hemet, CA 92544

Michael E. Meyer
12.3.18



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

bdawson@rivco.org

Brett Dawson, Project Planner
County of Riverside, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

December 11, 2018

Mitigated Negative Declaration (MND) for the Proposed Conditional Use Permit No. 180006

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 MND.

SCAQMD Staff's Summary of the Project Description

The Lead Agency proposes to construct a convenience store and a gas station with six pumps on 1.14 acres (Proposed Project). According to the MND, adjacent uses include, among others, single-family residences immediately to the south and the southwest of the Proposed Project across New Chicago Avenue¹.

SCAQMD Staff's Comments

Permits and Compliance with SCAQMD Rules

Since the Proposed Project involves operation of a gasoline service station, a permit from the SCAQMD would be required, and the SCAQMD should be identified as a Responsible Agency for the Proposed Project in the Final MND. Please note that any assumptions used in the air quality analysis in the Final MND will be the basis for permit conditions and limits.

In addition to SCAQMD Rule 461 – Gasoline Transfer and Dispensing, the Final MND should demonstrate compliance with SCAQMD Rules, including, but are not limited to, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate. If there are permitting questions concerning the gasoline service station, they can be directed to SCAQMD Engineering and Permitting staff at (909) 396-2551.

Air Quality Analysis – Operational Impacts

In the Air Quality analysis, the Lead Agency found that the Proposed Project's regional and localized construction and operational air quality impacts would be less than significant. However, it does not appear that the Air Quality analysis included operational ROG emissions generated from storage tanks or from the fueling process. This may have likely led to an under-estimation of the Proposed Project's operational air quality impacts. It is important to note that while CalEEMod² 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 use its best efforts to quantify and disclose operational emissions from the fueling process in the Final MND.

¹ MND, Page 1.

² 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.calcemod.com.

Health Risk Assessment (HRA) Analysis

The Lead Agency did not perform a HRA analysis for the Proposed Project. Since the operation of gasoline stations will emit air toxics, HRAs are required as part of the SCAQMD permitting requirements for gasoline stations³. Any assumptions used in the HRA analysis in the Final MND will be used as the basis for permit conditions and limits. Furthermore, the Proposed Project would be located in close proximity to existing residences, thereby warranting a HRA analysis in the Final MND. Benzene, which is a toxic air contaminant, may be emitted from the Proposed Project's gasoline refueling operations. Given SCAQMD staff's concern about the potential health impacts on the residents from being exposed to benzene, it is recommended that the Lead Agency evaluate, quantify, and perform a gasoline dispensing station HRA⁴ for the Proposed Project in the Final MND. Guidance for performing this HRA can be found in the SCAQMD's *Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*⁵.

Other Comment

SCAQMD staff received a Notice of Public Hearing for the Proposed Project and found that a Mitigated Negative Declaration had been completed for the Proposed Project. However, our record showed that the MND was not provided to SCAQMD staff for review prior to receiving the Notice of Public Hearing. Since the SCAQMD is the Responsible Agency for the Proposed Project, the Lead Agency should provide the MND to SCAQMD staff for review when it was released and circulated for public review and comments. Moving forward, please provide the CEQA documents to SCAQMD staff for review. I am your point of contact for CEQA project reviews at the SCAQMD.

Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND 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 certification of the Final MND. 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 to 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 if you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

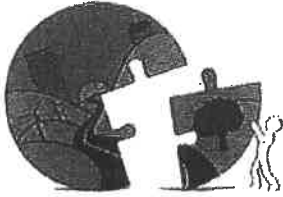
RVC181205-01

Control Number

³ South Coast Air Quality Management District. Accessed at: <http://www.aqmd.gov/home/permits/risk-assessment>.

⁴ SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency for its own projects or Responsible Agency for permit projects, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant. Health risks from operating a gasoline service station must be demonstrated to be below 10 in one million before a permit can be issued.

⁵ South Coast Air Quality Management District. Accessed at: http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas_station_hra.pdf.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

STANDARD LETTER OF APPLICATION WITHDRAWAL OR TRANSFER OF RIGHTS

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

CASE NUMBER(S): _____ Set I.D. No. _____

APPLICATION INFORMATION

Applicant Name: TAIT & Associates E-Mail: ccharbonnet@TAIT.com

Contact Person: Christian Charbonnet E-Mail: ccharbonnet@TAIT.com
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 701 N. Parkcenter Drive
Street
Santa Ana CA 92705
City State ZIP

Daytime Phone No: (714) 560-8614 Fax No: (_____) _____

NOTE: **Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.**

DATE SUBMITTED: 7/16/2018

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.
 Check box if all concurrent cases are to be withdrawn.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department
 Check box if all concurrent cases are to be withdrawn.

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

STANDARD LETTER OF APPLICATION WITHDRAWAL OR RIGHTS TRANSFER

I TAIT & Associates (Christian Charbonnet) verify that I am the applicant of record, but no longer wish to continue as such, and hereby transfer all rights, privileges, and responsibilities to the new applicant, as indicated below, who verifies receipt thereof.

NEW Applicant Name: Mark Cooper (RED Valle Vista, LLC) E-Mail: MarkC@coopcore.com

Contact Person: Brandon Humann E-Mail: bhumann@core-eng.com
If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 38122 Stone Meadow Drive
Street
Murrieta CA 92562
City State ZIP

Daytime Phone No: (913) 915-6538 Fax No: (951) 643.4728


Signature of Existing Applicant
Christian Charbonnet


Signature of New Applicant
RED Valle Vista, LLC By: Mark R. Cooper, Manager

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1079 Standard Letter of Application Withdrawal or Rights Transfer.docx
Created: 01/28/2015 Revised: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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: TAIT & Associates

Contact Person: Christian Charbonnet E-Mail: ccharbonnet@TAIT.com

Mailing Address: 701 N. Parkcenter Drive

Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (714) 560-8614 Fax No: ()

Engineer/Representative Name: TAIT & Associates

Contact Person: Mike Silvey E-Mail: msilvey@TAIT.com

Mailing Address: 701 N. Parkcenter Drive

Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (714) 560-8676 Fax No: ()

Property Owner Name: Luigi Renna

Contact Person: Luigi Renna E-Mail: _____

Mailing Address: 43271 E. Florida Ave.

Hemet Street CA 92544
City State ZIP

Daytime Phone No: (951) 634-6535 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

"Planning Our Future... Preserving Our Past"

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.)

Luigi Renna

PRINTED NAME OF PROPERTY OWNER(S)

Luigi Renna

SIGNATURE OF PROPERTY OWNER(S)

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): 551-240-046

Approximate Gross Acreage: 1.14

General location (nearby or cross streets): North of Putter's Lane, South of Florida Ave, East of Lake Street, West of New Chicago Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Demolition of existing restaurant for the new construction of 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel Canopy, USTs, Healy Tank.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4840 SECTIONS 9.50 thru 9.53, 18.12 thru 18.15, and 18.48.

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	6,295	35'	1	Restaurant (BTI-030086 Records)	<input checked="" 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	3,010	35'	1	Convenience Store
2	3,096	35'	N/A	Fuel Canopy
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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): WQMP, Hydrology/Drainage
Soils/Geotech

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: _____

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: _____

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) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 11.01.18

Supervisorial District: 3rd

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:
CUP180006			
GEO180025			

Assessor Parcel Number(s):
551-240-046

The property is owned by:

- Sole Ownership Limited Liability Company (LLC)
 Sole Proprietorship Corporation
 Partnership Trust

The property is leased by (If any): _____

The Lessee is the applicant: Yes 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) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;
 - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
 - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
 - If Trust: Please provide a certified abstract of the trust.
- For out of State legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Luigi Renna

Contact Person: Luigi Renna E-Mail: _____

Mailing Address: 43271 E. Florida Ave.

Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 634-6535 Fax No: () _____

Lessee/Applicant Name: RED Valle Vista, LLC

Contact Person: Mark Cooper E-Mail: markc@coopcore.com

Mailing Address: 38122 Stone Meadow Drive

Murrieta CA 92562
City State ZIP

Daytime Phone No: (913) 915-6538 Fax No: (951) 643-4728

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 property address and/or assessor's parcel 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.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

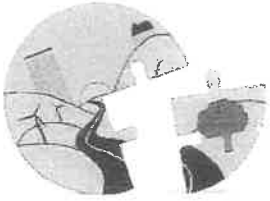
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY

In accordance with the Business and Professions Code, Section 23958.4, the State of California Department of Alcoholic Beverage Control (ABC) has been granted the authority to deny an application for an ABC License if there is "undue concentration of licenses." An "undue concentration" exists if the site for the license is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency (Riverside County Board of Supervisors) determines that the public use and necessity would be served by issuance of the license.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: 7 ~ Eleven, Inc.

Contact Person: Roger Shadowen E-Mail: Roger.Shadowen2@7-11.com

Mailing Address: 330 E Lambert Rd
Brea CA 92821
City State ZIP

Daytime Phone No: (858) 780-6529 Fax No: ()

Engineer/Representative Name: Core

Contact Person: Sherrie Olson E-Mail: sherrieolsom2@gmail.com

Mailing Address: 1030 N Mountain Ave #190
Ontario CA 91762
City State ZIP

Daytime Phone No: (909) 519-1816 Fax No: (877) 858-9868

Property Owner Name: Luigi Renna

Contact Person: Vivian Arias E-Mail: vivianarias@outlook.com

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 DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY

Mailing Address: 330 E Lambert Rd

	<i>Street</i>	
Brea	CA	92821
<i>City</i>	<i>State</i>	<i>ZIP</i>

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 property address and/or assessor's parcel 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.)

Luigi Renna

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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.

APPLICATION FOR DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY

PROJECT INFORMATION

Proposal (Describe Project/Ordinance No. 348 Reference No.):

Conditional Use Permit to allow the sale of a Beer and Wine for off-site consumption only; in conjunction with a proposed
7-Eleven Gas station convenience market; with the hours of operation being 24 hours daily.

Identify the particular type of license is being sought from the California Department of Alcoholic Beverage Control (ABC): TYPE 20 OFF-SALE BEER AND WINE

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CUP180006PWOMP

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) CA Exempt EIR No. (if applicable): CA Exempt

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): Green House Gas, Traffic Study, Arcaeological report, Hydro

PROPERTY INFORMATION

Assessor's Parcel Number(s): 551~240~046

Approximate Gross Acreage: 1.14 Acres

General location (nearby or cross streets): North of San Marco Pl, South of Florida Ave, East of New Chicago Ave, West of Romona Expy.

This completed application form, together with all of the listed requirements provided on the Public Convenience and Necessity 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\295-1023 PCN Condensed Application.docx
Created: 07/07/2015 Revised: 07/30/2018

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

7 ELEVEN INC

2. PREMISES ADDRESS (Street number and name, city, zip code)

FLORIDA AVE & NEW CHICAGO AVE, SWC, HEMET, CA 92544

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input checked="" type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale On-Sale Off-Sale

8. CENSUS TRACT NUMBER

437.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

On-Sale X Off-Sale 5 On-Sale X Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180006 – Intent to Adopt a Mitigated Negative Declaration – CEQ180034
– Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Putter’s Lane, southerly of State Route 74/Florida Avenue, easterly of Lake Street, and westerly of New Chicago Avenue – **REQUEST:** A Conditional Use Permit for the construction of a 24-hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to Type 20 License). The gasoline service station will have six (6) multiple product fuel dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department’s Director’s Hearing 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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 31, 2018,

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

APN (s) or case numbers 551-240-046 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

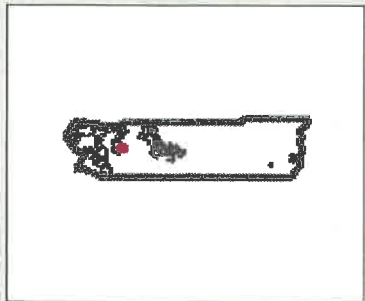
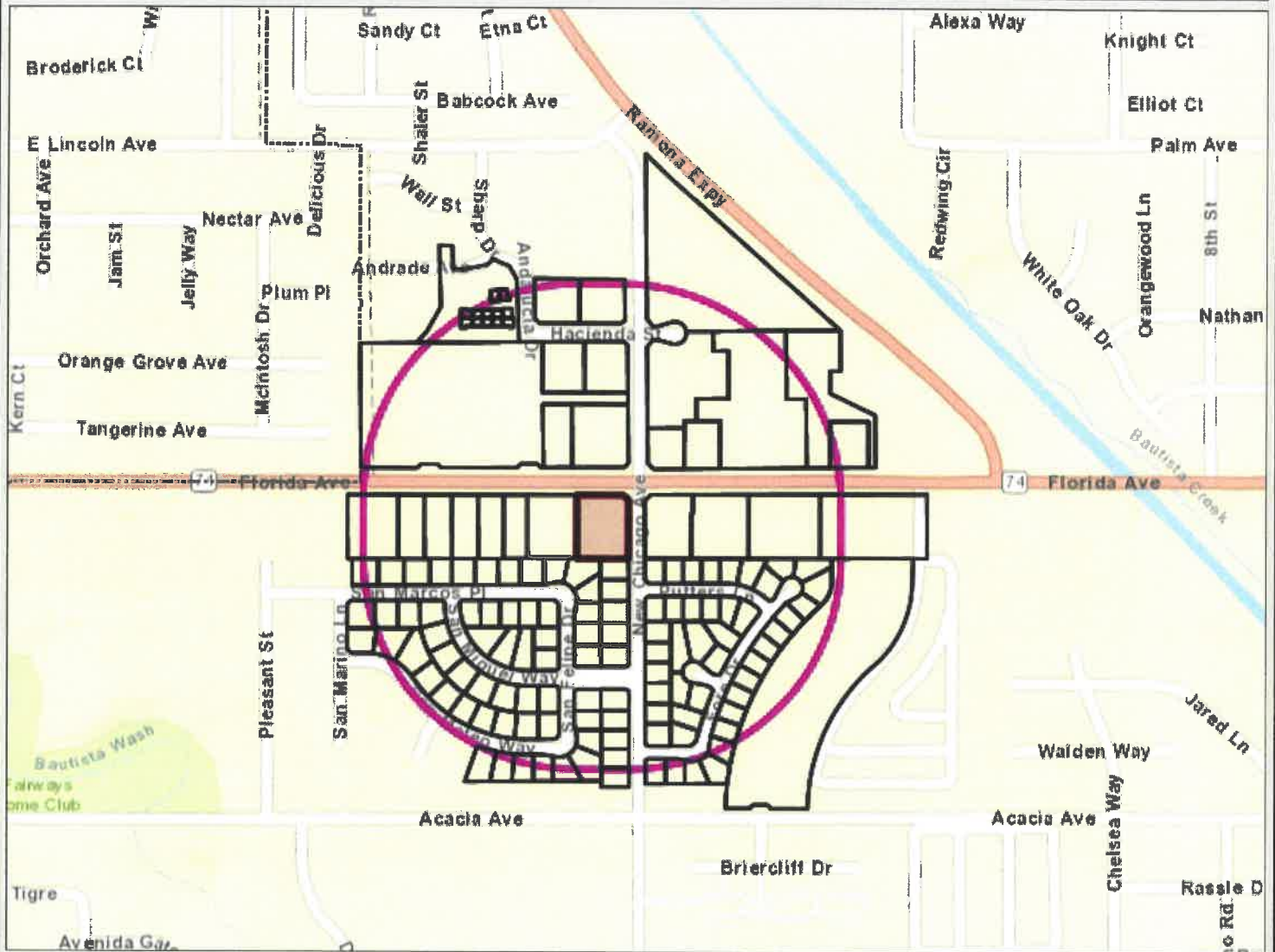
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

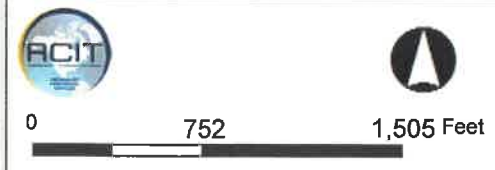
Riverside County GIS Mailing Labels

CUP180006 (1000 feet buffer)



- Legend**
- County Boundary
 - Cities
 - 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.

REPORT PRINTED ON... 10/31/2018 10:13:49 AM

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549090029
CENTURY FAST FOODS IV
10350 SANTA MONICA BLV
LOS ANGELES CA 90025

549090036
RAMONA EXPRESSWAY APARTMENTS
256 26TH ST NO 200
SANTA MONICA CA 90402

549102032
SHREE BALAJI INV
25760 NEW CHICAGO AVE
HEMET CA. 92544

549102033
JOSE ERNESTO ALVARADO
JOSE LUIS ALVARADO
550 S BOND ST
ANAHEIM CA 92805

549110032
JONATHAN FINCHER HAYS
ELIZABETH COLBY HAYS
J F HAYS

549102009
MICHAEL T DEARDORFF
VERA DEARDORFF
25808 FORE DR
HEMET CA. 92544

2640 ANNA ST
RIVERSIDE CA 92506

549110030
NORTHERN TRUST CO
201 S LAKE AVE STE 600
PASADENA CA 91101

549102008
JOELLYN CHEHOVIN
CHARLES WILLIAM HARD
25817 FORE DR
HEMET CA. 92544

549102021
JONHATTAN D SUAREZ
25960 FORE DR
HEMET CA. 92544

549102020
MPN 14 LTD PARTNERSHIP
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

549102002
IOAN COSMA
43320 PUTTERS LN
HEMET CA. 92544

549101015
CHRISTOPHER A DIAZ
25940 NEW CHICAGO AVE
HEMET CA. 92544

549102010
JOSE DE JESUS SANCHEZ
BLANCA PATRICIA SANCHEZ
25818 FORE DR
HEMET CA. 92544

549101013
MICHAEL JOHN SCARLETT
JULIE LOUISE SCARLETT
25939 FORE DR
HEMET CA. 92544

549102019
BEATRICE M CARRASCO
SYLVIA B CARRASCO
25938 FORE DR
HEMET CA. 92544

549102004
JOHN B ROSS
MISTY L ROSS
43346 PUTTERS LN
HEMET CA. 92544

549102024
HERNANY RUANO
26162 REGENT CT
HEMET CA 92544

549090035
CARL KARCHER ENTERPRISES INC
RJL
C/O C/O TAX DEPT
1325 N ANAHEIM BLV
ANAHEIM CA 92801

549102022
ARTEMIO SALMERON
25970 FORE DR
HEMET CA. 92544

549090034
URBAN AFFILIATES
888 S FIGUEROA ST NO 1900
LOS ANGELES CA 90017

549102007
FRANCISCO MAGANA
IRENE MAGANA
43380 PUTTER LN
HEMET CA. 92544

549102003
MARTIN TORRES
VICTORIA TORRES
43330 PUTTERS LN
HEMET CA. 92544

549102005
VALERIE ANTHONY
43358 PUTTERS LN
HEMET CA. 92544

549101014
MARTHA GARCIA RUIZ
25971 FORE DR
HEMET CA. 92544

549102001
CHARLES SCHULTZE
43306 PUTTERS LN
HEMET CA. 92544

549102023
RUDY PEYAKOV
ALICE B PEYAKOV
25980 FORE DR
HEMET CA. 92544

549110031
JONATHAN FINCHER HAYS
ELIZABETH COLBY HAYS
J FINCHER HAYS

2640 ANNA ST
RIVERSIDE CA 92506

549102006
BRENT M RANDOLPH
MARIA G RANDOLPH
43368 PUTTERS LN
HEMET CA. 92544

551402042
LINCOLN VIEW ASSOC
22525 NEW CHICAGO NO J
HEMET CA 92544

551251007
PATSY LOUISE PESTERFIELD
25862 SAN FELIPE DR
HEMET CA. 92544

551251003
SANJAY S JARIWALA
NEETA S JARIWALA
25841 NEW CHICAGO AVE
HEMET CA. 92544

551400004
THOMAS H CAHRAMAN
CHRISTINE J CAHRAMAN
P O BOX 1840
REDLANDS CA 92373

551262005
MICHAEL B MCCLELLAN
BETTY JEAN LITTLE
43122 SAN MATEO WAY
HEMET CA. 92544

551400007
VALLE VISTA APARTMENTS
C/O C/O RON MINEKIME
26722 ANADALE DR
LAGUNA HILLS CA 92653

551252006
JOSE ENRIQUE GARCIA
PERLA NIZ GARCIA
25861 SAN FELIPE DR
HEMET CA. 92544

551252008
JOHN SEYMOUR
DOLORES L SEYMOUR
43216 SAN MIGUEL WAY
HEMET CA. 92544

551262006
DIANE C GOODEY
P O BOX 3211
HEMET CA 92546

551251008
ROBERT L MAYNES
BRANDY L MAYNES
25840 SAN FELIPE DR
HEMET CA. 92544

551253002
JASON JAMES ESTES
43171 SAN MIGUEL WAY
HEMET CA. 92544

551251004
SHEREE SAINATH INC
25863 NEW CHICAGO AVE
HEMET CA. 92544

551252010
GALE S GRIFFITH
SYLVIA GRIFFITH
43190 SAN MIGUEL WAY
HEMET CA. 92544

551262004
WILLIAM MACK PAWLEY
10 RIVERSIDE CT
SILVER STAR MT 59751

551251006
ALICE ELAINE SMITH
THERESA MARIE SMITH
KAREN KAY ESHOM

24815 PICNIC LN
WILDOMAR CA 92595

551252009
DONALD MARK ANGLIN
IDA RUTH ANGLIN
43200 SAN MIGUEL WAY
HEMET CA. 92544

551262008
RAYMOND L THOMAS
ROSE M THOMAS
43170 SAN MATEO WAY
HEMET CA. 92544

551253004
DREW W CHRISTOPHER
SUSANNAH L CHRISTOPHER
12016 PETTIT ST
MORENO VALLEY CA 92555

551252007
ROBERT E DORAN
43230 SAN MIGUEL WAY
HEMET CA. 92544

551253013
COLLEEN NOEL BELTRAN
43180 SAN MATEO WAY
HEMET CA. 92544

551253008
KEVIN M MILLER
25907 SAN FELIPE DR
HEMET CA. 92544

551253003
CHRISTINA I RIVERA
ADAM DAVIDSON
43181 SAN MIGUEL WAY
HEMET CA. 92544

551253006
KENNETH SMITH FLINT
43221 SAN MIGUEL WAY
HEMET CA. 92544

551251005
DANIEL R LIND
ANN H LIND
43280 SAN MIGUEL WAY
HEMET CA. 92544

551262007
FRANK E ELLISON
CHRISTINE M ELLISON
43158 SAN MATEO WAY
HEMET CA. 92544

551253005
JUDITH RIESLAND
43211 SAN MIGUEL WAY
HEMET CA. 92544

551253009
JOHN E GRUBB
25939 SAN FELIPE DR
HEMET CA. 92544

551253012
CHARLES NELSON
DOROTHY NELSON
43200 SAN MATEO WAY
HEMET CA. 92544

551254010
TERRY A REAGAN
DONNAMARIE REAGAN
12601 BAJA PANORAMA
SANTA ANA CA 92705

551254011
RICK HORMEL
ADRIAN S ULTSCH
25907 NEW CHICAGO AVE
HEMET CA. 92544

551253007
MARY MARTHA WAHL
DAVID ARTHUR MITCHELL
43227 SAN MIGUEL WAY
HEMET CA. 92544

551254013
VASANT G PANDYA
25945 NEW CHICAGO AVE
HEMET CA. 92544

551254007
GARY LEE PATTERSON
25954 SAN FELIPE DR
HEMET CA. 92544

551254008
THEODORE WILLIAM SMITH
BRENDA KAY SMITH
25946 SAN FELIPE DR
HEMET CA. 92544

551253010
BETTY LOUISE PRINCE
43220 SAN MATEO WAY
HEMET CA. 92544

551254002
ROBERT STEPHEN HARTSFIELD
CORINNE DUVAL HARTSFIELD
43201 SAN MATEO WAY
HEMET CA. 92544

551254012
JOHN R WILLEMS
MARILYN R WILLEMS
25931 NEW CHICAGO AVE
HEMET CA. 92544

551254003
RHONDA LAXTON
43211 SAN MATEO WAY
HEMET CA. 92544

551254006
ALEJO GODINA
ROSALBA GODINA
43251 SAN MATEO WAY
HEMET CA. 92544

551254015
LAURA LUCRECIA A SANTIESTEBAN
25965 NEW CHICAGO AVE
HEMET CA. 92544

551253011
NEIL D VANDRUFF
BEVERLY A VANDRUFF
43210 SAN MATEO WAY
HEMET CA. 92544

551254009
STACY L MILLER
DAVID J MILLER
25932 SAN FELIPE DR
HEMET CA. 92544

551254004
GEOFFREY RAY
NORISSA RAY
43221 SAN MATEO WAY
HEMET CA. 92544

551254005
DEBORAH J NEAL
4919 GARDENA
RIVERSIDE CA 92545

551254014
FERNANDO F CASTRO
1469 E TAMOSHANTER ST
ONTARIO CA 91761

549101004
ELIZABETH R FIORITO
43347 PUTTERS LN
HEMET CA. 92544

549101012
STEVE L HILBON
24241 RHONA DR
LAGUNA NIGUEL CA 92677

549102011
SARVIA AGUIRRE
25828 FORE DR
HEMET CA. 92544

549101002
STEPHEN W BELLIS
KAREN M BELLIS
43320 ACACIA AVE
HEMET CA 92544

549101003
RUDY SULLENGER
ARLENE M SULLENGER
3337 FAIRMONT LN
OXNARD CA 93036

549102015
JOHN MCCABE
LUCICA MCCABE
26236 OLSENVIEW CT
HEMET CA 92544

549101010
GEORGE W HAVERTAPE
ROSLYN J HAVERTAPE
43330 SUNSHINE CT
HEMET CA. 92544

549101008
GEORGE W HAVERTAPE
ROSLYN J HAVERTAPE
G W HAVERTAPE
43330 SUNSHINE CT
HEMET CA 92544

549101011
VICTOR SAENZ
43331 SUNSHINE CT
HEMET CA. 92544

549101017
GERALD B WHITE
BETTY R WHITE
25910 NEW CHICAGO AVE
HEMET CA. 92544

549101018
LANGSTON STREET
15059 E IMPERIAL HWY
LA MIRADA CA 90638

549102017
PAUL RIGGI
DIANE RIGGI
25908 FORE DR
HEMET CA. 92544

549102016
KIMBERLY A MINESINGER
25894 FORE DR
HEMET CA. 92544

549102014
JOHN H WELLS
25864 FORE DR
HEMET CA. 92544

549101016
KANTILAL B PATEL
SHARDA K PATEL
25926 NEW CHICAGO AVE
HEMET CA. 92544

549101001
KAREN COCCHIARO
43307 PUTTERS LN
HEMET CA. 92544

549102013
LEANNA L JOHNSON
25852 FORE DR
HEMET CA. 92544

549101006
THOMAS G SAVAGE
MARCY SAVAGE
43381 PUTTERS LN
HEMET CA. 92544

549101007
THERESA MARIE PASTRANO
25871 FORE DR
HEMET CA. 92544

549090037
SOLARIUM CAPITAL
ICON HOLDINGS
PAYLESS DRUG STORE NORTHWEST INC
C/O DAVID TABAN
888 S FIGUEROA ST NO 1900
LOS ANGELES CA 90017

549090028
MBS PROP
STATER BROS MARKETS
C/O C/O STATER BROS
P O BOX 150
SAN BERNARDINO CA 92402

549090030
SOLARIUM CAPITAL
ICON HOLDINGS
C/O C/O DAVID TABAN
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549102012
JAMES S DUNCAN
JANET L DUNCAN
25838 FORE DR
HEMET CA. 92544

549101020
KAREN COCCHIARO
25858 NEW CHICAGO AVE
HEMET CA. 92544

549101009
ELIZABETH RANGEL PENA
43346 SUNSHINE CT
HEMET CA. 92544

549101005
FERNANDO ORNELAS
KOREY ORNELAS
43361 PUTTERS LN
HEMET CA. 92544

549102018
TONY L HUDSON
REINA C SANDOVAL
25920 FORE DR
HEMET CA. 92544

549101019
JOHN RUSSELL EDWARDS
GRACE ANNETTE EDWARDS
PO BOX 1771
HEMET CA 92544

551400006
SUCHANA HERARATANATORN
22 N GREENWOOD AVE
PASADENA CA 91107

551400035
THOMAS R HAUSE
GOLDITY
PANG HSIUNG HWANG

4815 ARBOR RD
LONG BEACH CA 90808

551400005
WILLIAM MEDINA
C/O C/O WILLIAM MEDINA REV TRUST
444 YOSEMITE CIR
CORONA CA 92879

551400034
RESTAURANT LEADERSHIP GROUP
JACK IN THE BOX INC
RON B KLYNN
C/O KATE A MCCOY JONES
1650 FARNAM ST
OMAHA NE 68102

551400033
WALGREEN CO
C/O C/O REAL ESTATE TAX DEPT STORE 01080
300 WILMOT MS 3301 RD
DEERFIELD IL 60015

551240022
PHILLIP DALE BENNET
15961 FAIRGROVE AVE
LA PUENTE CA 91744

551240019
DALE P BENNETT
15961 FAIRGROVE AVE
LA PUENTE CA 91744

551240013
KUAN CHENG CHEN
LE CHAU HANG CHEN
28371 VISTA DEL VALLE
HEMET CA 92544

551251014
LA MONT SEIFERT
JUDY SEIFERT
43180 SAN MARCOS PL
HEMET CA. 92544

551251013
ZACHARY TYLER PETITE
JESSICA V PETITE
43200 SAN MARCOS PL
HEMET CA. 92544

551251011
RICHARD M DAVENPORT
43230 SAN MARCOS PL
HEMET CA. 92544

551251002
JERRY D WHITE
SHARON E WHITE
25827 NEW CHICAGO AVE
HEMET CA. 92544

551262010
GEORGE T RIVAS
43105 SAN MARCOS PL
HEMET CA. 92544

551252004
ROBERT W GOODFIELD
KIMBERLY S GOODFIELD
43217 SAN MARCOS PL
HEMET CA. 92544

551240014
HEMET AUTOMOTIVE GROUP
C/O HEMET AUTOMOTIVE GROUP
41530 FULTON AVE
HEMET CA 92544

551251012
NICHOLAS WAYNE CRINGAN
GABRIELA CRINGAN
43216 SAN MARCOS PL
HEMET CA. 92544

551252003
CARLOS GONZALES
LINDA GONZALES
43201 SAN MARCOS PL
HEMET CA. 92544

551252002
RYAN K BURIAN
43181 SAN MARCOS PL
HEMET CA. 92544

551261001
ALLEN G WINTERER
DIXIE JENSEN BROWN
43104 SAN MARCOS PL
HEMET CA. 92544

551252005
MICHELLE SWIERKOS
25841 SAN FELIPE DR
HEMET CA. 92544

551240017
HEMET AUTOMOTIVE GROUP
C/O HEMET AUTOMOTIVE GROUP
41530 FULTON AVE
HEMET CA 92544

551240037
NASSER M MOGHADAM
CHRISTINE E MOGHADAM
KAREEM JAFFER

551261002
ELIZABETH COOLEY
43114 SAN MARCOS PL
HEMET CA. 92544

44052 GALICIA DR
HEMET CA 92544

551251001
WINSTON L GREENE
JERI ANNE GREENE
27129 MERIDIAN
HEMET CA 92544

551240046
LUIGI RENNA
AE SUK RENNA
43271 E FLORIDA AVE
HEMET CA. 92544

551251016
CHARLES E BILLS
CHRISTY L SHARP
43140 SAN MARCOS PL
HEMET CA. 92544

551262009
DIANE Y MAGGIO
43115 SAN MARCOS PL
HEMET CA. 92544

551253001
LORENZO GRADILLA
GRACE L GRADILLA
43161 SAN MIGUEL WAY
HEMET CA. 92544

551251015
RODRIGO GUTIERREZ BANDERAS
43160 SAN MARCOS PL
HEMET CA. 92544

551252001
SILVIO VOTA
5094 VIA MANOS NO E
OCEANSIDE CA 92057

551262001
MICHAEL A TAULLI
43127 SAN MARCOS PL
HEMET CA. 92544

551240025
HEMET AUTOMOTIVE GROUPE
C/O C/O STEPHEN C PETTY
41530 FULTON AVE
HEMET CA 92544

551251009
GAYLE LYNNE ASEBEDO
JOHN W WOODBURY
25826 SAN FELIPE DR
HEMET CA. 92544

551261003
JAMES H LAUGHNER
43126 SAN MARCOS PL
HEMET CA. 92544

551251010
MERVIN EARL PEW
VICIE SUE PEW
25810 SAN FELIPE DR
HEMET CA. 92544

551402010
BRIDGETTE JONES
30146 DIAMOND RIDGE CT
ROMOLAND CA 92585

551402026
MICHAEL J OVERACKER
43195 ANDRADE AVE STE B
HEMET CA. 92544

551402024
DENNIS J HOGAN
DELLA HOGAN
3095 SHERRY DR
HEMET CA 92544

551402035
GERALD WESTLEY
43195 ANDRADE AVE STE N
HEMET CA. 92544

551402034
JUDITH A FEENEY
38835 AVD LA CRESTA
MURRIETA CA 92562

551402041
DOLORES RAMIREZ
RAQUEL RAMIREZ
C/O C/O RAQUEL RAMIREZ
43195 ANDRADE AVE STE P
HEMET CA. 92544

551402037
PATRICK K COLLARD
JOELLE L GARFINKEL
645 FRONT ST NO 1507
SAN DIEGO CA 92101

551402030
JOHN RUIZ
43195 ANDRADE AVE STE C
HEMET CA. 92544

551402027
MONICA M BOLIC
43195 ANDRADE AVE STE L
HEMET CA. 92544

551402028
WEN HUANG
43195 ANDRADE AVE STE J
HEMET CA. 92544

551402005
CRUZ AZUCENA A DONAN
43235 ANDRADE AVE STE H
HEMET CA. 92544

551402011
LORETTA SPARKS
KAREN ALONZO
C/O C/O LORETTA SPARKS
P O BOX 6285
HUACHUCA CITY AZ 85616

551402039
CORY SUMRALL
KASSANDRA RAY
43195 ANDRADE AVE STE O
HEMET CA. 92544

551402023
LINDA PERSSON
4905 CASSIOPE CT
HEMET CA 92545

551402031
JAMES C SUMMERS
MELANIE A SUMMERS
AMANDA L VELETA

551402004
XIAO HUA ZHOU
6040 SULTANA AVE
TEMPLE CITY CA 91780

43195 ANDRADE AVE STE M
HEMET CA. 92544

551402025
RICHARD H MEAD
LYNETTE S MEAD
311 TABBY LN
HEMET CA 92544

551402040
JOSE V GUTIERREZ
VIRGINIA M GUTIERREZ
5172 MISSION ROCK WY
RIVERSIDE CA 92509

551402033
RICHARD H MEAD
LYNETTE S MEAD
311 TABBY LN
HEMET CA 92544

551402029
NICK E NICOLETTI
43195 ANDRADE AVE STE S
HEMET CA. 92544

551402032
ANTONIO MERAS
43195 ANDRADE AVE STE H
HEMET CA. 92544

551402036
CHRISTOPHER J RAMIREZ
DELORES RAMIREZ
43195 ANDRADE AVE STE G
HEMET CA. 92544

551402038
NABIL A ISSA
525 E SEASIDE WAY NO 1805
LONG BEACH CA 90802

11/6/2018 6:42:06 PM

Mark Cooper
RED Valle Vista LLC
38122 Stone Meadow Drive
Murrieta CA 92562

Brandon Humann
Core States Group
4240 E Jurupa Street
Suite 402
Ontario CA 91761

Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th Street Suite 250
Oakland CA 94607

Salvador Flores
Southern California Edison
2244 Walnut Grove Ave., Room 312
PO Box 800
Rosemead, CA 91770-0800

California State Department of
Alcoholic Beverage Control
3737 Main Street, Suite 500
Riverside CA 92501-3348

City of Hemet
Planning Department
445 East Florida Avenue
Hemet California
92543

Southern California Gas Company
Engineering Department
P.O Box 3003
Redlands, CA 92373-0316
Attn: Teresa Roblero ML: 8031

SCAQMD
21865 Copley Drive
Diamond Bar CA 91765

Winchester Homeland MAC
43950 Acacia Ave #A
Hemet CA 92544



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

CONDITIONAL USE PERMIT NO. 180006 – CEQ180034 – Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District - General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: North of Putter’s Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue.– 1.14 Acre – **REQUEST:** A Conditional Use Permit revision for the demolition of an existing building and the construction of a 7-Eleven convenience store for 24-hour operation, off-site sale of beer and wine (subject to Type 20 License), and 6 MPDs Fuel canopy, UST’s Healy Tank. – APN: 551-240-046 – Related Cases: **CFW180030.**

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

RED Valle Vista LLC
Project Applicant

Address

North of Putter’s Lane, South of Florida Avenue, East of Lake Street, and West of New Chicago Avenue
Project Location

See above
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 20, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.00+\$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 adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier MND, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (INV-00043268)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Christian Charbonnet
TAIT & Associates
701 N Parkcenter Dr
Santa Ana, Ca 92705

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00043268	04/09/2018	04/09/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180030	0452 - CF&W Trust Record Fees	\$50.00
43271 E Florida Ave Hemet, CA 92544		SUB TOTAL \$50.00

TOTAL **\$50.00**

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

Credit Card Payments By Phone:
760-863-7735

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 H
Palm Desert, CA 92211



COUNTY OF RIVERSIDE
TRANSPORTATION LAND MANAGEMENT AGENCY
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R18063604	Amount: \$2,280.75	11/29/2018 4:37 pm	
Payment Method: Check	Notations: 1016	Payment Status: Complete	Init: JP

Permit No(s): CFW180030
 Parcel Number: 551240046
 Site Address: 43271 E FLORIDA AVE

This Payment: \$2,280.75

Permit No	Account Code	Description	Amount
CFW180030	208100-65835-3120100000	0451 - CF&W Trust ND/MND	\$2,280.75
Total:			\$2,280.75

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

Additional information at www.rctlma.org

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

Desert Permit Assistance Center
 77588 El Duna Ct Suite H
 Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

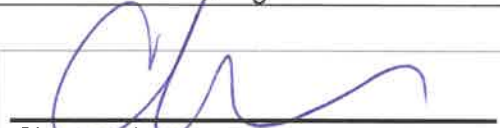
Agenda Item No.

4 . 2

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180019	Applicant(s): RTN Development, c/o
EA No.:	Mitigated Negative Dec.CEQ180061	Rick Neugebauer
Area Plan:	Southwest	Representative(s): RTN Development,
Zoning Area/District:	Rancho California Area	c/o Rick & Ted Neugebauer
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	927-640-008, 009, 011, 012, & 015	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and 5 electrical vehicle spaces; plus winery signage.

Noise Exception No. 1800002 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

The project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The project address is 37440 De Portola Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180061**, 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 NOISE EXCEPTION NO. 1800002, based on the findings and conclusions in the initial study, attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 180019, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine County Policy Area–Winery District
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Rural Residential (RR)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Wine Country-Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Citrus/Vineyard (C/V)
East:	Wine Country-Winery (WC-W) and Rural Residential (R-R)
South:	Wine Country-Winery Existing (WC-WE)
West:	Citrus/Vineyard (C/V)

Existing Use:	Planted Vineyard and Vacant Land
Surrounding Uses	
North:	Residential Dwelling and Vineyard
South:	Existing Winery
East:	Existing Winery, Planted Vineyard, and Horse Ranch
West:	Residential Dwelling and Vineyard

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	22.2 Gross Acres	Minimum 20.00 Gross Acres
Proposed Building Area (SQFT):	66,084 sqft (total)	N/A
Building Height (FT):	Tallest building is 40 ft. high (Hotel)	40 feet max.
Building Setback (FT):	358 ft. from De Portola Road	100 ft. for building(s) next to De Portola Road
Resort Hotel Building Stories:	3 habitable stories with a setback of 360 ft. Habitable lower level is screened by terrain/vineyards from De Portola Road.	2 stories or 3 stories max if 500 ft. from De Portola Road. If less than 500 ft.; only 2 stories visible from De Portola Road with terrain/vineyards reducing visibility of 3 rd habitable story
Resort Hotel Room:	Proposed Winery Hotel Rooms are 44	2 rooms/suites per gross acre. Based on 22.2 gross acres; the max. allowed rooms would be 44
Vineyard Planting Area:	75.5% of Net Acres (15.71ac)	75% of Net Acres (15 ac)

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tasting Building	8,120 sqft.	Tasting area use 1 space per 45 sqft. of serving area plus 1 space per 2 employees; Office area use 1 space per 250 sqft. of office area.	149	
Production Building	10,030 sqft.	Storage area use 1 space per 1,000 sqft. of storage area, Production/barrel fermentation area (fabrication) use 1 space per 500 sqft. Uncommitted to any type of use 1 space per 500 sqft.	14	
Wine County Hotel	40,973 sqft.	Hotels use 1 space per room and two spaces for manager, For restaurant, serving areas, bars, and tasting area	75	

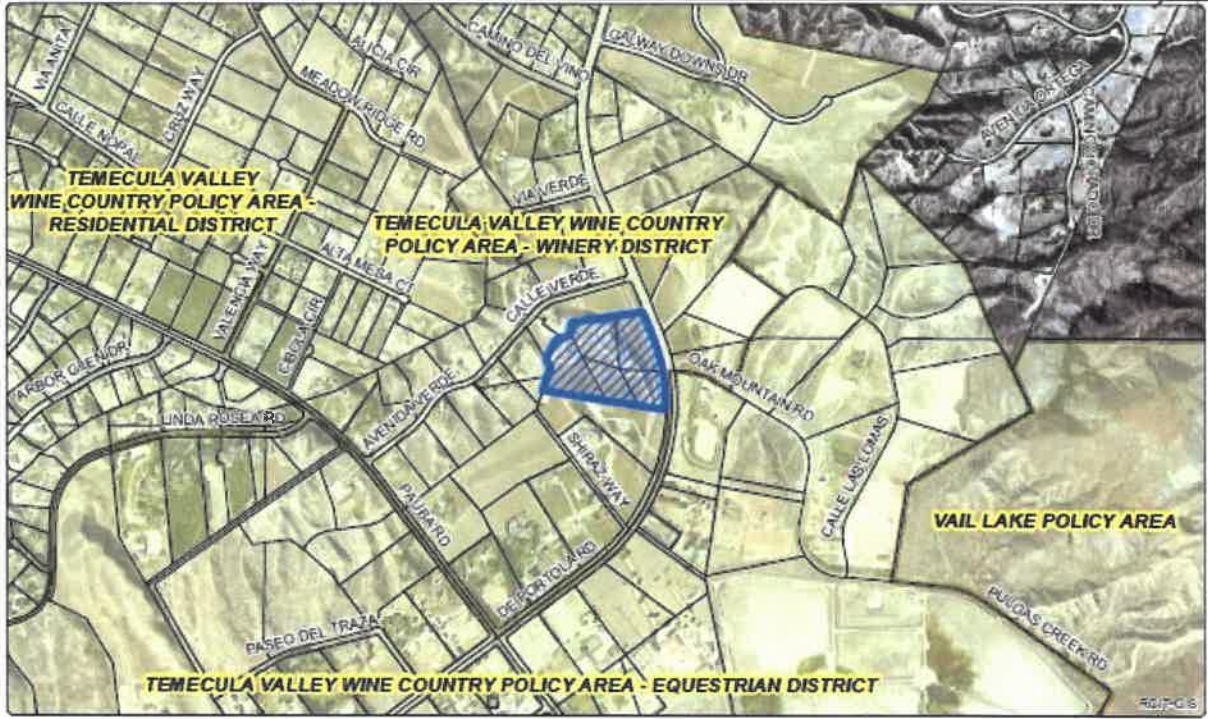
<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
		use 1 space per 45 sqft. of serving area plus 1 space per 2 employees, beauty shops and similar uses 1 space per 150 sqft. of gross floor area		
TOTAL:			233	189

Provided parking approved by the Planning Director. Total parking area will be established in the first phase. Remainder of paved parking spaces completed under phase two completion

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149-Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	Yes – Cell Group C, Cell # 6807, 6917– HANS170001 approved
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Project was approved by the Economic Development Agency (EDA) February 9, 2018 for Fast Track processing (FTA-2018-01). During this time and until June 21, 2018, when the Class V Winery Project was applied for, the applicant had discussed the Project with various County departments; preparing for the submittal.

On July 19, 2018 comments on this Project were provided to the applicant in a Development Advisory Committee (DAC) meeting. Various discussions on the project relating to architecture and layout, design and color, vineyard planting, landscaping, parking, and special occasions and/or outdoor events, items pertaining to Ordinance No. 348, Section 14.93 Development Standards, and processing timeline of the project getting to a Board of Supervisors (Board) hearing were discussed. A second round review was completed on September 27, 2018, with all departments clearing the project.

Regarding the architecture and layout, design, color, and vineyard planting; it was determined by the Director that it is similar to a few other existing wineries in the Temecula Valley Wine Country Community/Policy Area (WCCP). The applicants color choice of white with accent colors to invoke a "Modern Spanish" design theme will be up to the final decision of the Board.

Since the project will have outdoor events as a part of their special occasions allowed; an Exception to the Noise Ordinance No. 847 (NE1800002) was applied for as required per Ordinance No. 348, Section 14.93.C.4, and will proceed with the Project to the Board of Supervisors hearing.

The Project is located in the WCCP; Winery District. Residential dwellings are to the north and west of the Project site. Existing wineries are to the immediate south and east across De Portola Rd; as well as a horse ranch. The owner/applicant opted-in to the County's Wine Country zone change (CZ07929), changing their Project's zone to WC-W. The Project meets the WCCP policies and WC-W zone and development standards as listed below in this report. With this Project submitted as a Class V Winery, there will be special occasions and/or outdoor events, and hotel accommodations with a restaurant. Additionally, the Project also proposes a restaurant in the tasting building.

This Project was heard at the Board of Supervisors hearing on November 6, 2018. Comments were received prior to the hearing from Rancho California Water District (RCWD) expressing concerns on the project's consistency with the Wine Country EIR and sizing limitations for on-site wastewater treatment systems (OWTS) and impacts on groundwater quality. During the hearing recommendations were given by the Board and testimony was heard by the applicant, opponents to the project and from RCWD that also noted concerns on OWTS impacts similar to the letter received. The Board recommended that the Project go to the Planning Commission for review and detailed analysis.

Riverside County Planning and Environmental Health staff met with RCWD, San Diego Regional Water Quality Control Board (RWQCB), and Eastern Municipal Water District (EMWD) staff on November 7th to discuss this project and general concerns on on-site wastewater treatment systems (OWTS) in the area and impacts of TDS and nitrates on water quality as well as what potential there is for sewer service in the area. The WCCP EIR No. 524 requires by default for onsite wastewater treatment systems (OWTS) to not exceed a discharge of 1,200 gallons per day (gpd); but also notes that this measure is under review and will not remain in place for the life of the WCCP. The EIR proposes that if a project will exceed 1,200 gpd, that they be referred to the RWQCB to assess compliance with water quality standards. The applicant has agreed to additional equipment, permits with RWQCB, and inspections by DEH for their OWTS. Riverside County Planning and Environmental Health staff have discussed with RWQCB staff what this Project proposes with its OWTS and is in general agreement with the County's proposal for the Project. The Project generally will be held to a standard to not exceed 500 mg/l of TDS which would be routinely monitored. The Project would also be required through its Phase 2/hotel development to either connect to sewer, provide further treatment of TDS through a system that would require permitting through RWQCB, or otherwise provide documentation on the groundwater interface of effluent from the Project to groundwater sources subject to review and approve by the County.

Staff has updated the Project's Initial Study/Mitigated Negative Declaration to more clearly address the Project's relation to the WCCP EIR and the specific impacts of its OWTS and what measures are being taken to address the concerns of RCWD. This updated Initial Study/Mitigated Negative Declaration was recirculated for public review with specific notice to RWQCB, RCWD, and EMWD for comments. At this time no comments have been received on the updated document.

Staff also requested that the applicant make a presentation to the 3rd District Supervisor's office for their revised architectural theme and designs.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

The IS was previously circulated for the Board of Supervisors hearing on November 6, 2018. Comments were received the day of the hearing. Those comments and additional information have been incorporated into this revised IS prior to its redistribution for this upcoming Planning Commission hearing.

As of the writing of this staff report, no comment letters in response to the revised IS and MND have been received, and no additional revisions to the project have been made. As demonstrated in the IS and MND, the proposed project will not result in any significant impacts to the environment, with mitigation incorporated.

FINDINGS AND CONCLUSIONS

In order for the County to approve the 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 Agriculture (AG) (10 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Policy Area – Winery District.
3. The proposed use, a Class V Winery, is allowed within the Wine Country-Winery (WC-W) Zoning Classification with an approved Plot Plan.
4. 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 General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all wineries within the Temecula Valley Wine Country Policy Area is a vineyard. The Project is located within the Wine Country-Winery District of the WCCP. The project is consistent with the WCCP - Winery District because the Project will include a Class V Winery on a 22.2 gross acre lot; which meets the required 20 acre minimum for a Class V Winery. The project is therefore consistent with the General Plan.
5. The Project site has a Zoning Classification of Wine Country-Winery (WC-W) consistent with the WCCP. The Zoning Classification of WC-W allows for a Class V Winery on a parcel of 20 gross acres provided a plot plan has been approved pursuant to Article VIVd, Section 14.92 B.4 of Ordinance No. 348. Appurtenant and incidental uses with a Class V Winery with an established on-site vineyard located on a minimum gross parcel size of 20 acres include the following: a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year, gift sales within the tasting area only, special occasion facility, Bed & Breakfast Inn, Country Inn, Wine Country Hotel, Spa or

professional culinary academy, a delicatessen not to exceed 1,500 square feet in size, and a restaurant (Ord. No. 348, Sec. 14.91 H.). The Project does not propose a delicatessen, Bed & Breakfast Inn or Country Inn or professional culinary academy at this time. The Project will have special occasion facility (weddings and events) and a Wine Country Hotel. No other appurtenant and incidental uses are permitted than those listed above for a Class V Winery.

6. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's front setback is over 340 feet from De Portola Road. The Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery tasting building is just southeast of the center of the property. The wine production building is located northwest of the project site and more than 80 feet from a neighboring property line. The hotel is north from the center of the property and approximately 80 feet from a neighboring property line. The Project site abuts De Portola Road and needs to meet the required setback distance of one hundred feet (100') from the road and as stated above it meets that requirement. The Project's site abuts an existing winery to the south along De Portola Road and another northeast across De Portola Road. Other surrounding land uses are single family residences, existing vineyard farmland, or horse ranches. Even though the Project will have indoor/outdoor special occasions (for example weddings) as a part of Plot Plan No. 180019, noise levels will meet Riverside County Noise Standards based on the noise report prepared for the project. As for lighting, the project is within Zone A for Ordinance No. 655. All lighting proposed, shall be shielded and directly down as to not interfere with Mt. Palomar Observatory and prevent light spillage to neighbors in accordance with requirements for Ordinance No. 655.

7. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery (WC-W) located within the Winery District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing wineries along De Portola Road. It is compatible with the surrounding wineries and residential properties through its comparable landscaping, topography, roadway setback, and location on the property. The Project will have a Wine Country Hotel and a special occasion facility for indoor/outdoor events (for example weddings) occurring on site, which is allowed, for a Class V Winery.

8. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks or curbs, 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. The Project will be built in two (2) Phases. The Project will have its entry access on De Portola Road, a County maintained road, with the following improvements for Phase I: 1) Edge of pavement returns at winery driveway entrance shall be constructed with 35 foot radius. 2) No parking signs shall be installed along De Portola Road as directed by the Transportation Department. 3) Provide AC pavement tapering for acceleration/deceleration lanes per County Standard No. 803, Ordinance 461. For Phase II, improvements along and outside project boundaries with AC pavement, protected shoulders, within the 110' full-width dedicated right-of-way as follows: 1) The left turn pocket shall be 12' wide minimum (6' west and 6' east of the centerline) AC pavement and 100 feet long with a 120 foot reverse curve transition tapering. 2) Provide 270 foot AC pavement transition taper on each side of the left turn pocket. 3) Provide acceleration and deceleration AC pavement lane at the driveway per County Standard No. 803, Ordinance 461. 4) Edge of pavement return at the driveway shall be 35' radius. 5) 'No parking' sign shall be installed along De Portola Road and as directed by the Transportation Department. 6) In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time of permit issuance.

Payment of the described fee shall cause the above improvements (1 through 5) to be considered satisfied. The Project will connect to sewer, when it becomes available, through EMWD and potable water service from RCWD.

Development Findings:

General Standards

The proposed use is consistent with Ordinance No. 348, in particular with the development standards of the WC-W zone as follows:

1. The subject parcel is 22.2 gross acres (20.5 net acres) and meets the minimum lot size, 20 gross acres, for a Class V Winery.
2. The minimum required lot average width is two hundred feet (200'). The subject parcel's width is over one thousand feet (1000') and exceeds the minimum lot width requirement.
3. The minimum required lot average depth is two hundred feet (200'). The subject parcel's depth is over seven hundred thirty feet (730') and exceeds the minimum lot depth requirement.
4. The minimum required road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of De Portola Road and is required to meet a setback of 100 feet. The Project's building or structure is located approximately 340 feet from De Portola Road (the front setback). The proposed project exceeds these setback standards.
5. The minimum required side setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to a side property is the VIP suites associated with the Wine Country Hotel and is approximately 80 feet away from the north side property line, exceeding the setback requirement. The wine tasting building is also approximately 315 feet from the adjacent side property line to the south, which is a neighboring existing winery. The project meets the required minimum side setback.
6. The minimum required rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to the rear property line is the wine production building and it is approximately 80 feet from the rear property line, exceeding the setback requirement. The building is also approximately 130 feet from the adjacent side property line. The project meets the required minimum rear setback.
7. The allowable number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as the following criteria is met: *The Wine Country Hotel or Wine Country Resort is located along the following roads Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and is setback a minimum of five hundred feet (500') from said roads or The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road or Highway 79*

South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories. The Project's Wine Country Hotel building(s) are setback approximately 360 feet from De Portola Road. The Project meets the latter criteria scenario as it is less than 500 feet from De Portola Road and only two (2) habitable stories are visible from De Portola Road. The third habitable story (a partial underground level) is within the terrain on the subject property and visibility is reduced by vineyards and landscaping as viewed from De Portola Road. By meeting this allowance of one additional story, the total allowed habitable stories are three (3).

8. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building of the proposed Project is the Wine County Hotel at a maximum height of 40', meeting the maximum height allowed.

9. The Project on the subject property has been laid out and designed to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847. The tasting building is over 350 feet from the front property line (De Portola Road). The closest building, the wine production building, is over 250 feet away to the nearest residential dwelling to the north side property line.

10. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed for this Project. The Project site has an existing blue line stream, that will not be disturbed, that provide natural drainage for the project site.

11. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. No curbs, gutters, or streetlights will be constructed in association with this Project.

12. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project provides for a twelve foot (12') trail easement within De Portola Road's road-right-of-way (R-O-W) consistent with the Wine County Policy Area and General Plan.

13. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. Existing overhead electrical lines rated above 33kV (estimated at 115kV) are located along De Portola Road within the road-right-of-way. All other electrical lines will be placed underground for the Project.

14. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting for the proposed Project is shielded and directed down towards the ground so as not to illuminate into De Portola Road, or the neighboring properties. Small in height, low voltage lighting will be spread evenly throughout the parking area of the Project. The Project will not consist of light standards (poles). Additionally, lighting is attached to the tasting, wine production, and hotel buildings and at entry ways.

15. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. One (1) monument sign is proposed as a part of this Project. The sign will be located at the entry driveway from De Portola Road. The monument sign is sixteen feet high by ten feet wide (16' x 10') and match the proposed design of the winery and meet the Temecula Valley Wine Country Design Guidelines and County signage requirements.

16. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed for the Project.

Wine Country Clustered Subdivision Development Standards - In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W Zone:

1. This Project does not have subdivisions or wine country clustered subdivisions proposed.

Special Occasion Facility Standards - In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

1. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The winery and wine country hotel has been designed with a 'Modern Spanish' theme; similar in characteristic to other wineries in Wine Country and consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.

2. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. There is a trash enclosure to be constructed into a slope along the drive aisle past the tasting building. It is screened by olives trees and vineyards, a decorative wall enclosure, and a trellis. The crush pads are located next to the wine production building, hidden by part of the building, vineyards, and up on a higher pad elevation. With the wine production building approximately two hundred and fifty feet (250') from the nearest residential dwelling; concerns regarding noise or odors are greatly diminished. Additionally, with various uses or possible events occurring at the winery, plus with the wine country hotel too; it is fairly reasonable that the facility and hotel management will want to keep the wine country hotel as noise and odor free as possible.

3. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project is proposing 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces); which is different from the required 233 parking spaces per Ordinance No. 348. Through Ordinance No. 348, Section 18.12.A2.f2; alternative programs for parking may be considered by the Planning Director under provisions including, but not limited to, mass transit, bicycle parking, and shared parking requirements. The Project will include parking for mass transit or car pool and limousine parking stalls for riding sharing customers or visitors to the winery. Additionally, the Project site will be made up of shared parking stalls for both the winery, restaurant, and hotel. When large number of guests will be attending a special occasion occurring on site, the wine tasting facility (tasting room) will be closed to allow for additional parking to be used. Due to these factors, the Planning Director has approved the parking amount for this project to be 189 parking stalls.

Even though the project will be constructed in two (2) phases, the overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. The 53 parking spaces near the tasting room/restaurant building and wine production building will be fully installed per plan with the remaining proposed parking area available for overflow parking as needed for phase one. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the

approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces).

4. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The Project is proposing a special occasion facility with outdoor events, weddings, and/or live music with amplified sound. The Project applicant has concurrently applied for a Noise Exception case (NE1800002) for allowance of continuous events with amplified sounds. A noise study has been provided by RK Engineering Group, Inc. dated May 2018. The study states that the proposed amplified sound for events; that will only occur around the trellis stage or tasting building/restaurant; will be below the County of Riverside's Noise Standards of 65dB for daytime hours of 7 am to 10 pm. The study tested various points (north, south, east and west) at or near the project's property lines and at distances from the outdoor event location on site. Due to the varied distances, the amplified sound reaching those locations was under 65dB. If approved by the Board of Supervisors, outdoor events with amplified sound will be able to occur on a continuous basis as per the conditions of approval attached to this Project.

5. All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors. A noise study (By RK Engineering Group, Inc. dated May 2018) was prepared. With outdoor events, weddings, and/or live music with amplified sound proposed and the noise study providing information that said noise from these outdoor events will be under the County's daytime noise allowance of 65dB; a good neighbor agreement has not been conditioned by the Planning Director.

6. Outside storage areas and the material therein shall be screened with structures or landscaping. The only outside storage area is near the wine production building; with small farming equipment associated with the winery and vineyard. Crush pads are also a part of the wine production area. All of these areas of winery equipment or crush pads are either stored inside a building associated with the winery or screened by structures or landscaping/vineyards; or raised pad elevations near the wine production building.

7. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does have roof mounted equipment on both the tasting and hotel buildings. All mechanical equipment is fully screened from the ground level on the project site.

Lodging Facility Standards - In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

1. A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility. The gross acreage of the subject property is 22.2 gross acres. This would allow for forty-four (44) guest rooms or suites. The proposed Wine Country Hotel has forty-four (44) guest rooms or suites, meeting the required standard.

2. The buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The winery and wine country hotel has been designed with a 'Modern Spanish' theme; similar in characteristic to other wineries in Wine Country and consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.

3. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. There is a trash enclosure to be constructed into a slope along the drive aisle past the tasting building. It is screened by olives trees and vineyards, a decorative wall enclosure, and a trellis. The crush pads are located next to the wine production building, hidden by part of the building, vineyards, and up on a higher pad elevation. With the wine production building approximately two hundred and fifty feet (250') from the nearest residential dwelling; concerns regarding noise or odors are greatly diminished. Additionally, with various uses or possible events occurring at the winery, plus with the wine country hotel too; it is fairly reasonable that the facility and hotel management will want to keep the wine country hotel as noise and odor free as possible.

4. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project is proposing 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces); which is different from the required 233 parking spaces per Ordinance No. 348. Through Ordinance No. 348, Section 18.12.A2.f2; alternative programs for parking may be considered by the Planning Director under provisions including, but not limited to, mass transit, bicycle parking, and shared parking requirements. The Project will include parking for mass transit or car pool and limousine parking stalls for riding sharing customers or visitors to the winery. Additionally, the Project site will be made up of shared parking stalls for both the winery, restaurant, and hotel. When large number of guests will be attending a special occasion occurring on site, the wine tasting facility (tasting room) will be closed to allow for additional parking to be used. Due to these factors, the Planning Director has approved the parking amount for this project to be 189 parking stalls.

Even though the project will be constructed in two (2) phases, the overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. The 53 parking spaces near the tasting room/restaurant building and wine production building will be fully installed per plan with the remaining proposed parking area available for overflow parking as needed for phase one. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces).

5. Outside storage areas and the material therein shall be screened with structures or landscaping. The only outside storage area is near the wine production building; with small farming equipment associated with the winery and vineyard. Crush pads are also a part of the wine production area. All of these areas of winery equipment or crush pads are either stored inside a building associated with the winery or screened by structures or landscaping/vineyards; or raised pad elevations near the wine production building.

6. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does have roof mounted equipment on both the tasting and hotel buildings. All mechanical equipment is fully screened from the ground level on the project site.

Winery Standards - In addition to the General Standards, the following standards shall apply to all wineries in the WC- W zone:

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have seventy-two point seven percent (72.7%) of net acres planted in vineyards and two point seven percent (2.7%) planted in olive trees, meeting the vineyard planting requirement. There are no water features, natural or manmade lakes, or planting of grapevines in the parking lot(s) for the Project. Planting is along the driveway isles for the winery. No vineyard planting is within the road right of way. This planting requirement will be maintained for the life of the permit.
2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. The vineyards or olive trees planted will be maintained for the life of the permit. The proposed Project will meet these average density requirements. This is satisfied by a field inspection prior to a building permit's issuance and/or final.
3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. A Noise Exemption case (NE1800002) has been applied for and will be considered concurrently with this project when it goes before the Board of Supervisors.
4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control (at least a type 02 and 42 ABC license). A condition of approval for ABC licensing is required to be satisfied to meet this requirement.
5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project proposes to have all wine made via the wine production building and for retail sales produced on site from the existing vineyard on the subject property.
6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner. An advisory notification document condition is included the project to prompt applicant to seek further determination by the Agricultural Commissioner.
7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project will construct a wine production building and a tasting room building with a restaurant attached. The Wine County Hotel will be built in the future. The Class V Winery will also have special occasions and/or outdoor events. No other buildings or incidental commercial uses are a part of this Project entitlement. The wine production building will be operational at the same time as the tasting room building with attached restaurant.

Noise Exception Standards

1. Ordinance No. 348, Section 14.93.C.4, states for winery projects with special occasions or outdoor events that include outdoor amplified sound; an exception to Ordinance No. 847 (Regulating Noise) needs to be applied for and approved.

A continuous event noise exception cannot be approved unless the applicant can demonstrate that the activities described in for the project would not be detrimental to the health, safety, and general welfare of the community. The County of Riverside and Department of Environmental Health-Industrial Hygiene Divisions stationary noise standards are 65dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime). The General Plan land use designation Agricultural (AG) for the project site and Rural Residential (RR) and (AG) for the surrounding area allows for noise standards of 45dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime) per Ordinance No. 847. The Project's Noise Study (prepared by RK Engineering Group, Inc., May 31, 2018) provides analysis that supports the County of Riverside's stationary noise standards of 65dB (daytime) and 45dB (nighttime) levels, but does not meet the Ordinance No. 847 standards for daytime noise of 45dB. Therefore, the Noise Exception is also requested to allow for an exception to this standard.

As recommended per the applicant's noise study, no special occasion activities should occur past 10 p.m.; which aligns with the County of Riverside's stationary noise standards. Additionally the noise study recommends a follow-up noise measurement to further determine the projects related noise levels.

The outdoor events and activities for the special occasion facility will occur at the trellis stage or outdoor patio area next to or behind the tasting/restaurant building consisting of live music events or weddings. This location is southeast from the center of the property and more than 340 feet from De Portola Road. The location is closest to the southern property line by a distance of approximately 345 feet. The Project's southern property line neighbor is an existing winery and its wine production building is the closest structure. The closest sensitive receptor (a residential dwelling) is approximately 850 feet from the special occasion facility area to the north of the Project site.

Although the Project does not meet the Ordinance No. 847 standards for daytime noise, in the (AG) and (RR) designations, conditions of approval have been included to address noise concerns. Generally projects are conditioned for hours of operations and compliance with general noise standards by the County of Riverside. Additionally the project has been conditioned for no outdoor activities and/or amplified sounds to occur past 10 p.m. and that a follow-up noise measurement will occur during an outdoor event with amplified sound (such as a live music event or wedding). With these conditions of approval in place, the Project is not detrimental to the health, safety, and general welfare of the community and Wine Country District area that includes similar uses operating in the vicinity and the nearest sensitive receptor is approximately 850 feet from the amplified sound source.

Other Findings:

1. The project site is located within Criteria Cell Group C and Cell Nos. 6807 & 6917 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). A Habitat Acquisition and Negotiation Strategy (HANS No. 170006) was reviewed and approved. Both Riverside County Planning Department's Environmental Programs Division (EPD) and the Western Riverside County Regional Conservation Authority (RCA) determined the project is consistent with both the Criteria and all other plan requirements set out within the MSHCP. The U.S. Fish and Wildlife Services and the

California Department of Fish and Wildlife (collectively the Wildlife Agencies) have also reviewed the project and find that while they “concur removal of the proposed project site from conservation will not impair the linkage and habitat goals for Cell Group C,” they “do not agree that development of the proposed Project site is consistent with the existing Reserve Assembly requirements for Cell Group C” due to acreage shortfalls within the Cell Group, and recommend that a Criteria Refinement be completed for this project. Riverside County does not agree with the Wildlife Agencies’ assessment and maintains that the project is consistent with all requirements of the MSHCP.

2. The project site is not located within the Sphere of Influence of a city.
3. 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.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes on July 24, 2018. Consultations were requested by the Pechanga band of Luiseño Indians and the Rincon Band of Indians. The Cahuilla Band of Indians responded that although the project was located within their Traditional use Area, they did not wish to consult. No response was received from the Soboba Band, the Ramona band, the Colorado River Indian Tribes, the Quechan or Pala.

On August 27, 2018 the cultural report was provided to both the Pechanga and the Rincon Bands and the project conditions of approval were sent to each on September 05, 2018. No tribal cultural resources were identified by either of the consulting tribes. However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

5. The project site is located within Zone A of 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 A.
6. 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.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County

Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This proposed use has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing fire access road including widths, turn radius, and percent grade, as well as; any required turnouts and required turnarounds located within 50 feet of each building. A fuel modification plans shall be submitted and approved indicating a 30 foot setback for structure, as well as, any fuel modification required by the SRA Fire Safe Regulations. This Project includes a Plot Plan for a Class V Winery with restaurant and hotel. No subdivision is proposed. However, this project has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations.
- b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 6.03 miles west. Thus, the Project site is adequately served by fire protection services under existing conditions.
- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed Project.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, 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, through the Project's design and the inclusion of necessary infrastructure and the payment of applicable impact fees. The proposed Project is conditionally compatible with the present and future logical development of the area and the Project will not have a significant effect on the environment.

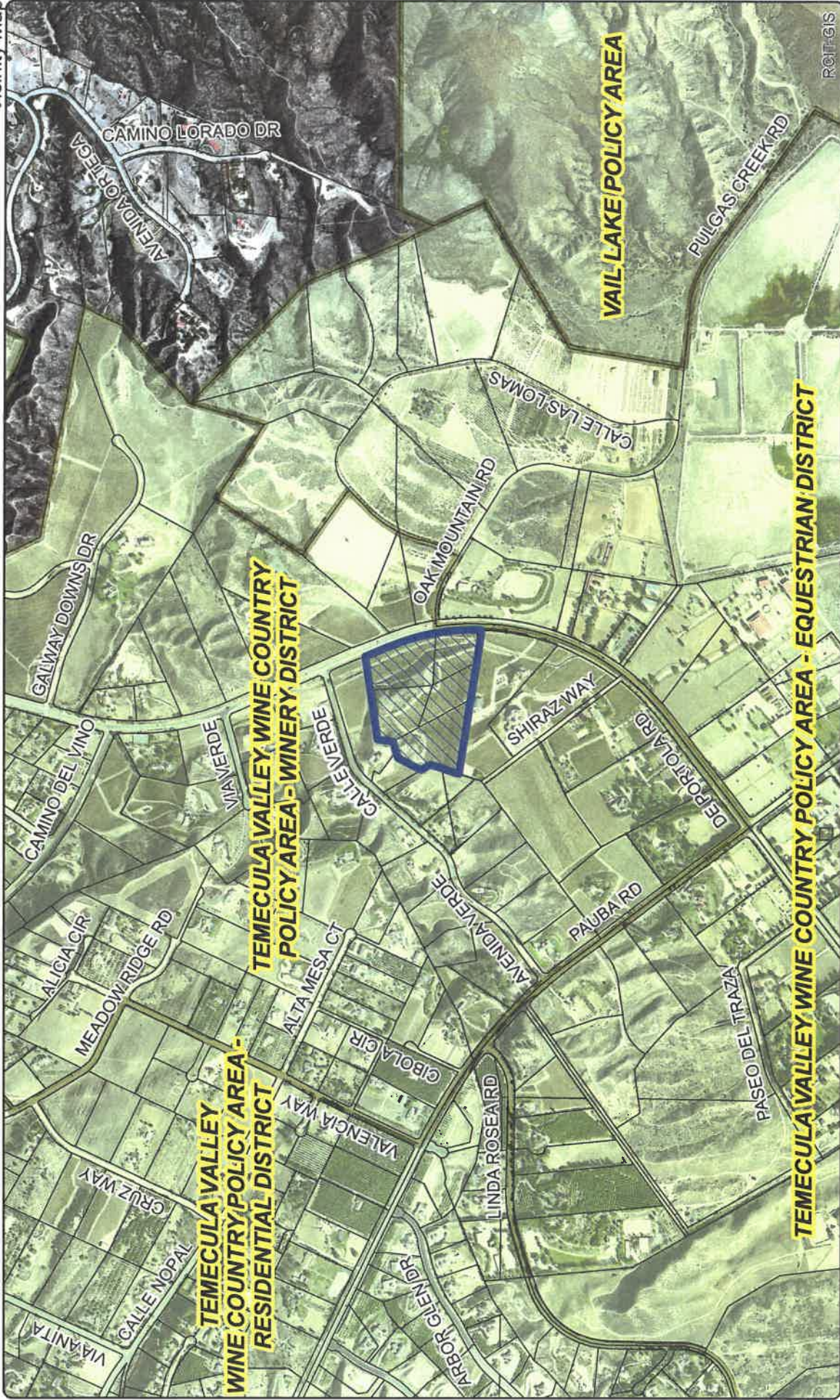
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180019
VICINITY/POLICY AREAS

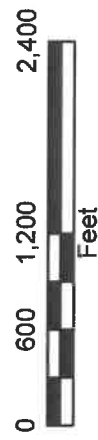
Supervisor: Washington
 District 3

Date Drawn: 09/17/2018
 Vicinity Map



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. This map is a vicinity map for informational purposes only and is not intended for use in making zoning decisions. 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)953-8277 (Eastern County) or Website: <http://planning.rivco.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180019

Supervisor: Washington
District 3

Date Drawn: 09/17/2018

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 offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcilma.org>

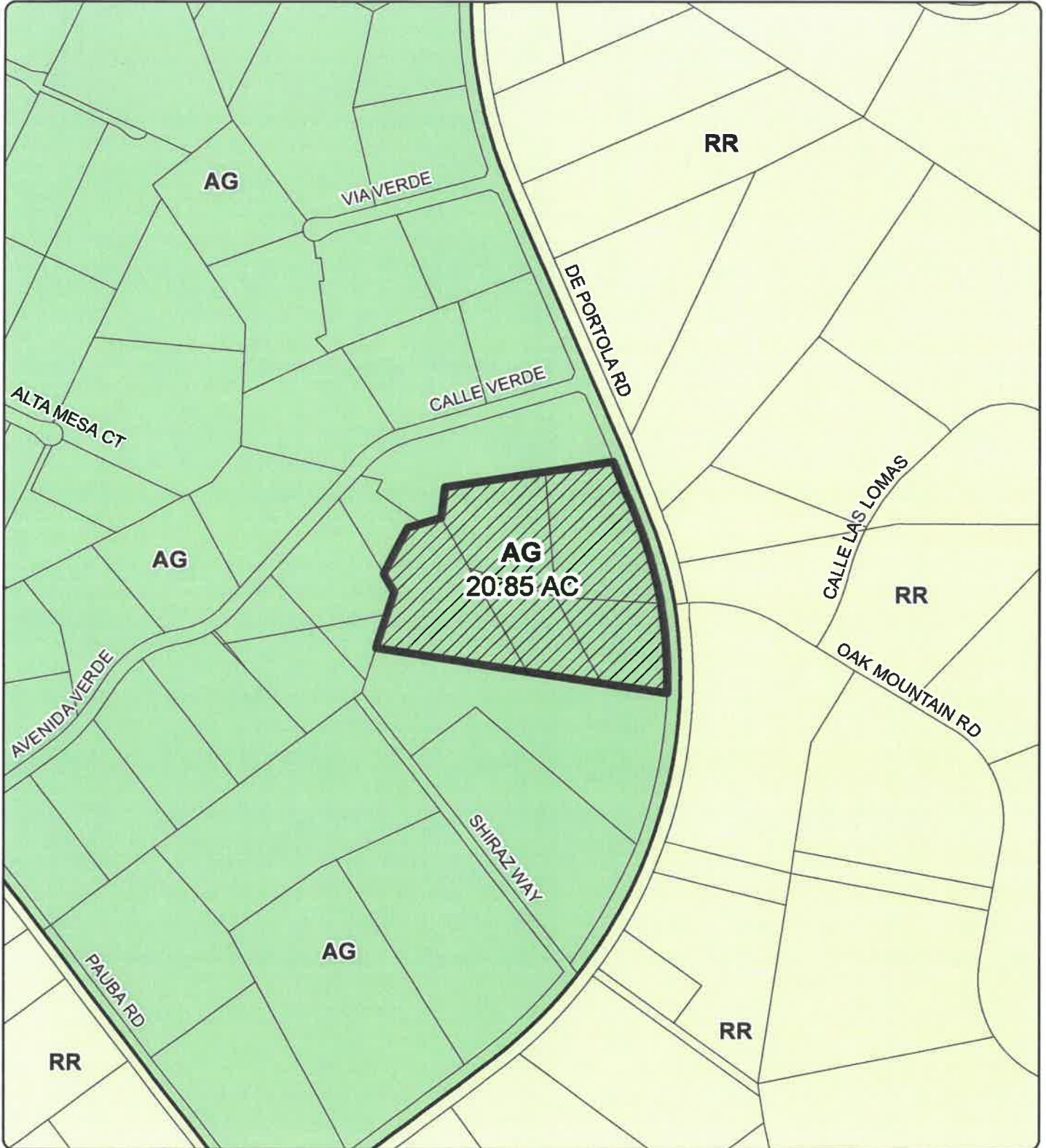
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180019

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 09/17/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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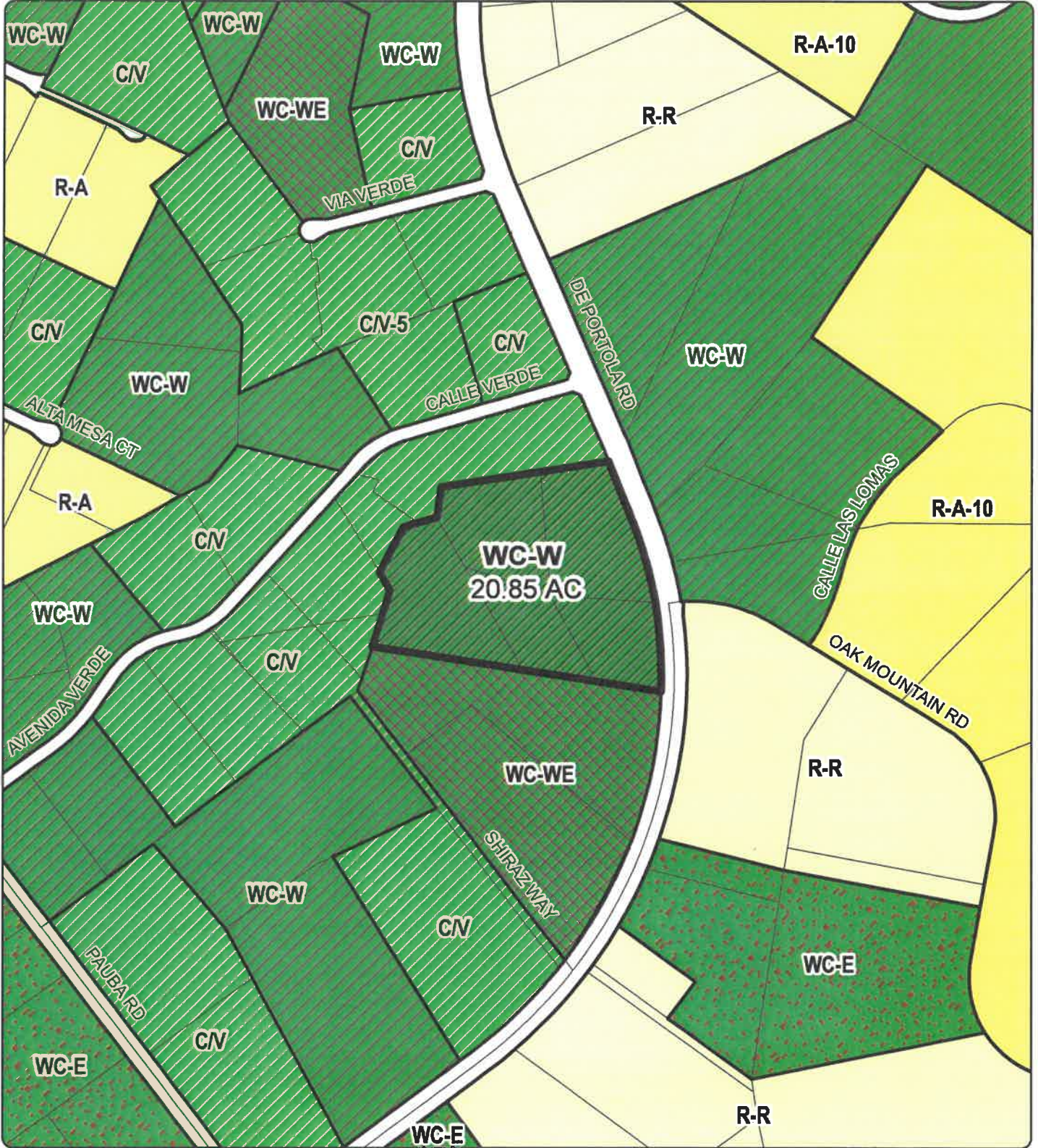
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180019

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 09/17/2018
Exhibit 2



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 offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.crctma.org>

CONSTRUCTION NOTES	QUANTITY	UNIT
11. PAINT STOP FOR BUILT SIGNALL (TO BE REINSTATED BY PRIVATE PROPERTY OWNERS)	36	EA
12. PAINT STOP FOR BUILT SIGNALL (TO BE REINSTATED BY PRIVATE PROPERTY OWNERS)	7	EA
13. PAINT STOP FOR BUILT SIGNALL (TO BE REINSTATED BY PRIVATE PROPERTY OWNERS)	7	EA
14. PAINT STOP FOR BUILT SIGNALL (TO BE REINSTATED BY PRIVATE PROPERTY OWNERS)	7	EA
15. PAINT STOP FOR BUILT SIGNALL (TO BE REINSTATED BY PRIVATE PROPERTY OWNERS)	7	EA

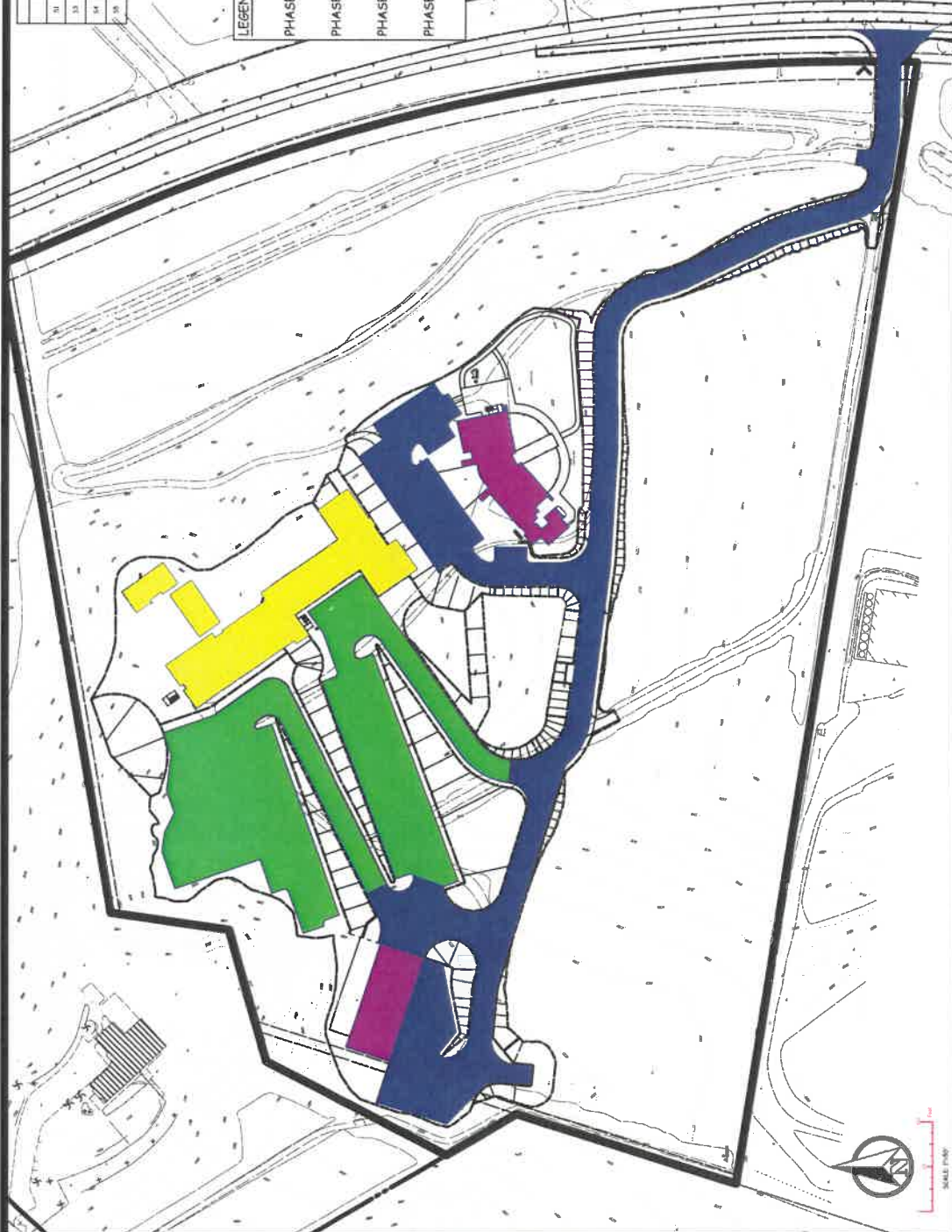
LEGEND:

- PHASE I BUILDING (Pink)
- PHASE II BUILDING (Yellow)
- PHASE I PAVING (Blue)
- PHASE II PAVING (Green)

COMMENT LEGEND

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20	20

AS-BUILT PLAN
 TO BE SUBMITTED WITHIN 30 DAYS OF COMPLETION WITH SECTION 4758 OF THE PROFESSIONAL ENGINEER'S ACT



PROJECT: BRIGHTVIEW 1997
 DATE: _____

BM 18
BMF 100000
BCF 100000

WDD#
DEPORTOLA WINERY
ROUGH / PRELIM GRADING PLANS
ON-SITE STRIPING PLAN

SCALE: 1" = 40'-0"
 SHEET NO: 10
 TOTAL SHEETS: 10

MLB Engineering
 Professional Civil Engineers and Land Surveyors
 10000 W. 10th Street, Suite 100
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.mlb-engineering.com



DATE	BY	REVISIONS

THIS WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR SURVEYOR.

811
 Know what's below.
 Call before you dig.



DEPORTOLA ESTATE WINERY

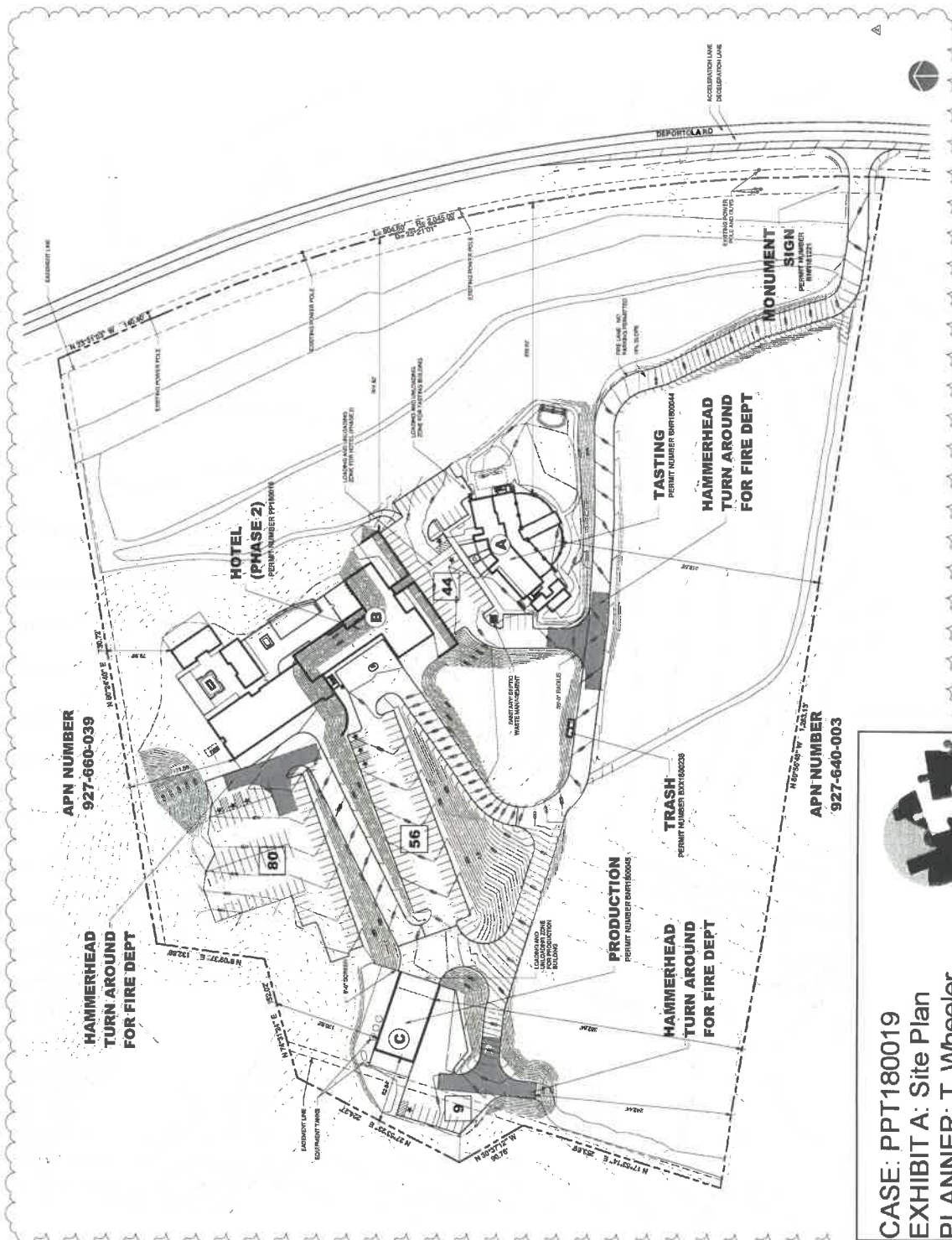
DEPORTOLA ESTATE WINERY
 CITY: TEMECULA
 JOB: 201754C
 PROJECT AREA: B
 BLDG # a0.1

utility providers:

WATER	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT SCHOOL DISTRICT 14300 W. WILSON ROAD TEMECULA, CA 92592 (951) 679-5861
SEWER	RANCHO CALIFORNIA WATER DISTRICT 14300 W. WILSON ROAD TEMECULA, CA 92592 (951) 284-0000
ELECTRICITY	COUNTY OF RIVERSIDE SOUTHERN CALIFORNIA EDISON CHRISTOPHER CLURE, LOCAL PLANNER 2400 LINCOLN STREET, SUITE 200 RIVERSIDE, CA 92501 (951) 525-2525
PHONE	PRIVATE CONTRACT
TELEVISION	SOUTHERN CALIFORNIA EDISON CHRISTOPHER CLURE, LOCAL PLANNER 2400 LINCOLN STREET, SUITE 200 RIVERSIDE, CA 92501 (951) 525-2525
TELEPHONE	VERIZON (951) 228-4003

parking:

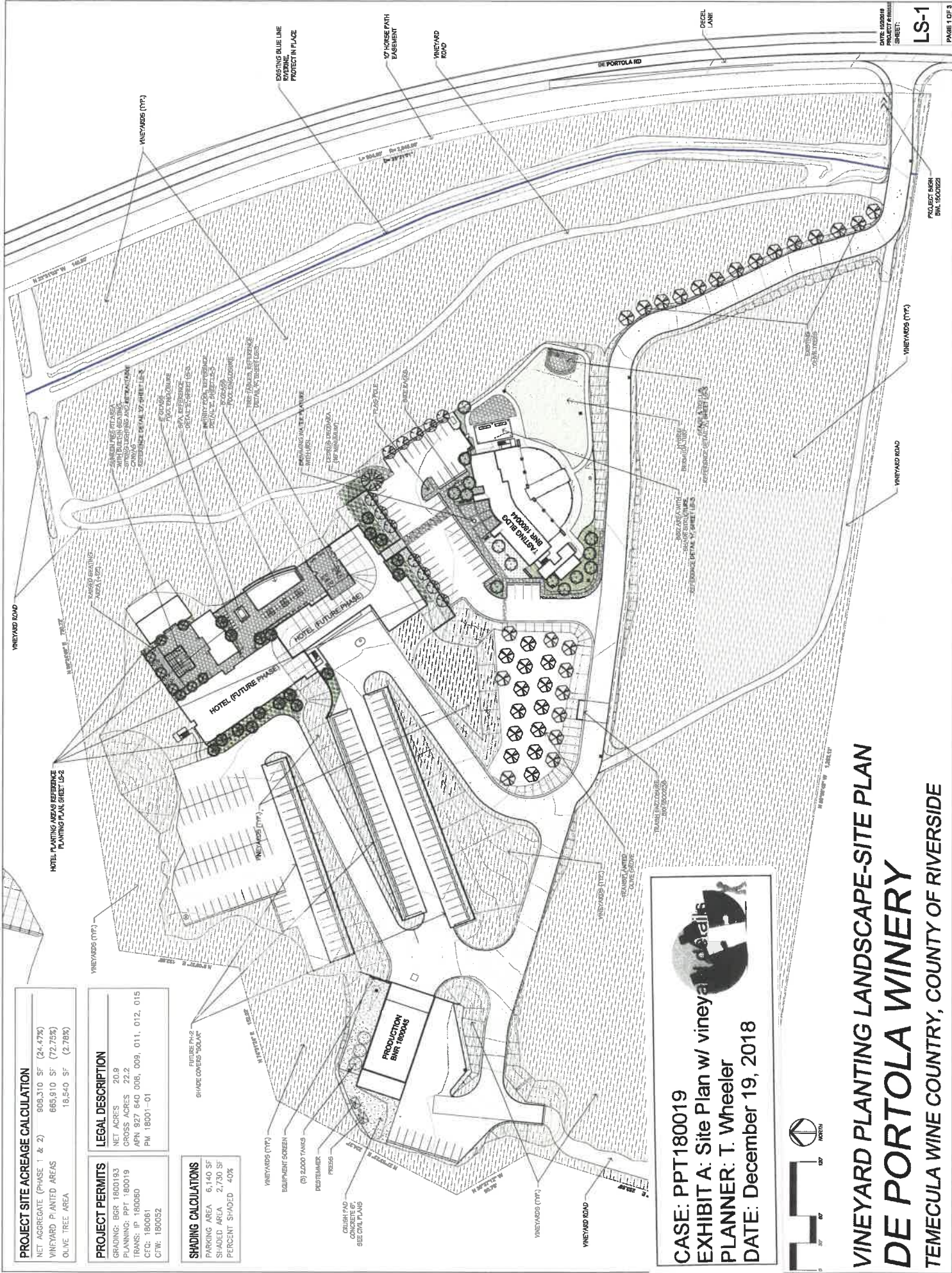
APPLICANT:	FOR DEVELOPMENT
OWNER:	FOR DEVELOPMENT
DESIGNER:	FOR DEVELOPMENT
DATE:	12/19/18
PROJECT:	FOR DEVELOPMENT
ADDRESS:	FOR DEVELOPMENT
CITY:	TEMECULA, CA 92592
PROJECT AREA:	B
BLDG #:	a0.1



site legend:
 * ACCESSIBLE PARKING SPACE
 * ADA ACCESSIBLE PATH OF TRAVEL
 * ACCESSIBLE PATH OF TRAVEL
 * NUMBER OF PARKING SPACES PER ASSIGNED LOT
 * SIGNAGE MARKER



CASE: PPT180019
 EXHIBIT A: Site Plan
 PLANNER: T. Wheeler
 DATE: December 19, 2018



PROJECT SITE ACREAGE CALCULATION

NET AGGREGATE (PHASE 1 & 2)	909,310 SF (24.47%)
VINEYARD PLANTED AREAS	665,910 SF (72.75%)
OLIVE TREE AREA	18,540 SF (2.78%)

LEGAL DESCRIPTION

NET ACRES: 20.9
 GROSS ACRES: 22.2
 APN: 927 840 008, 009, 011, 012, 015
 PH: 18001-01

PROJECT PERMITS

GRADING: BGR 1800193
 PLANNING: PPT 180019
 TRANS: IP 180080
 CTC: 180081
 CTR: 180052

SHADING CALCULATIONS

PARKING AREA: 6,140 SF
 SHADED AREA: 2,730 SF
 PERCENT SHADED: 40%

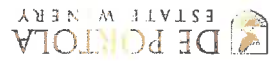
CASE: PPT180019
EXHIBIT A: Site Plan w/ vineyard details
PLANNER: T. Wheeler
DATE: December 19, 2018



VINEYARD PLANTING LANDSCAPE-SITE PLAN
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



DE PORTOLA
ESTATE WINERY
17600 SHELTON BLVD
THERMESA, CA 92586
TEL: (951) 751-1000
WWW.DEPORTOLA.COM



DE PORTOLA
ESTATE WINERY

CITY: THERMESA
June 21, 2018

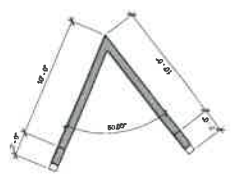
DATE: 20170201

MONUMENT SIGN
DRAWINGS

a0.0

DE PORTOLA ESTATE WINERY - COLOR/MATERIALS			
COLOR	MANUFACTURER	NO. PARTS #	COMMENTS/NOTES
MONUMENT SIGN			
STAGS	OMEGA PRODUCTS INTERNATIONAL	13	FINE SAND FINISH
PAINTS	PPG BLACK & BRUSH		
NATURAL	PPG BLACK & BRUSH		CA. 1/2" THICK (MIL)
BLACK	COURT ROON		

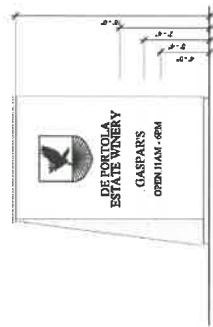
APPLICANT	DEVELOPMENT
OWNER	DEVELOPER
DESIGNER	ARCHITECT
DATE	PROJECT NO.
SCALE	PROJECT NO.
DATE	PROJECT NO.
SCALE	PROJECT NO.



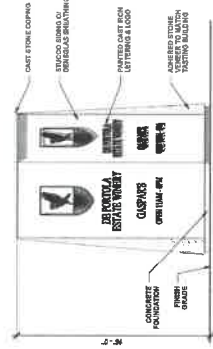
1 a/FLOOR PLAN
SCALE: 1/4" = 1'-0"



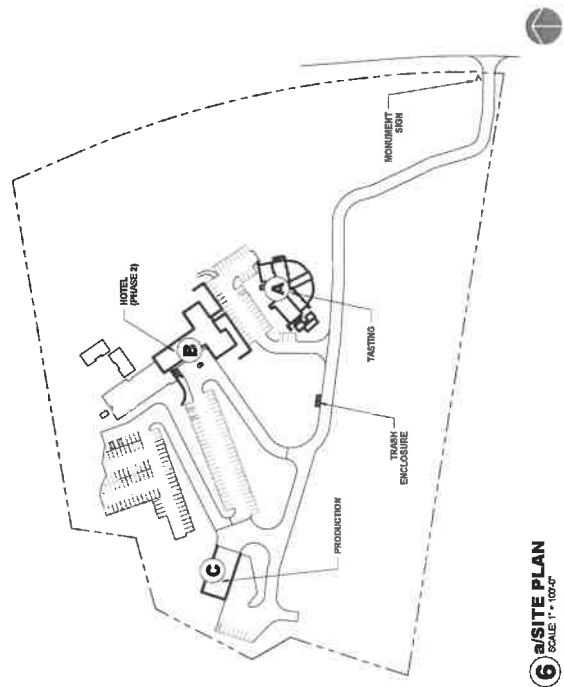
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



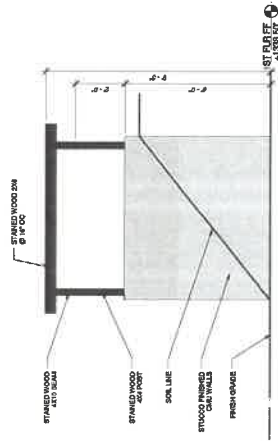
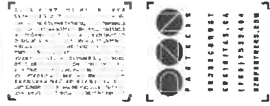
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



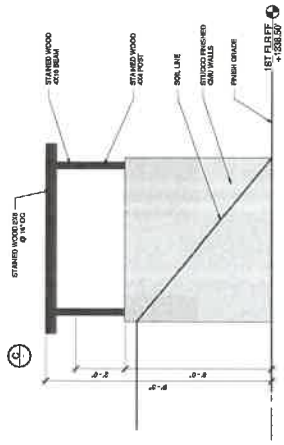
5 EAST ELEVATION
SCALE: 1/4" = 1'-0"



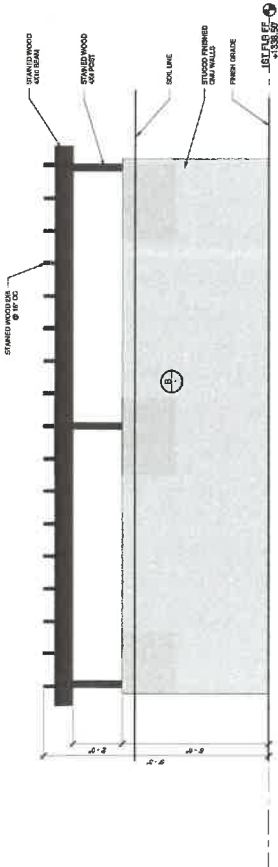
6 a/SITE PLAN
SCALE: 1" = 100'-0"



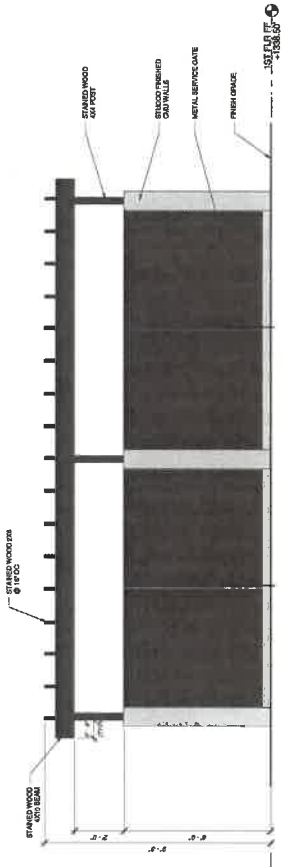
2 EAST ELEVATION COLORED
SCALE: 1/2" = 1'-0"



4 WEST ELEVATION COLORED
SCALE: 1/2" = 1'-0"

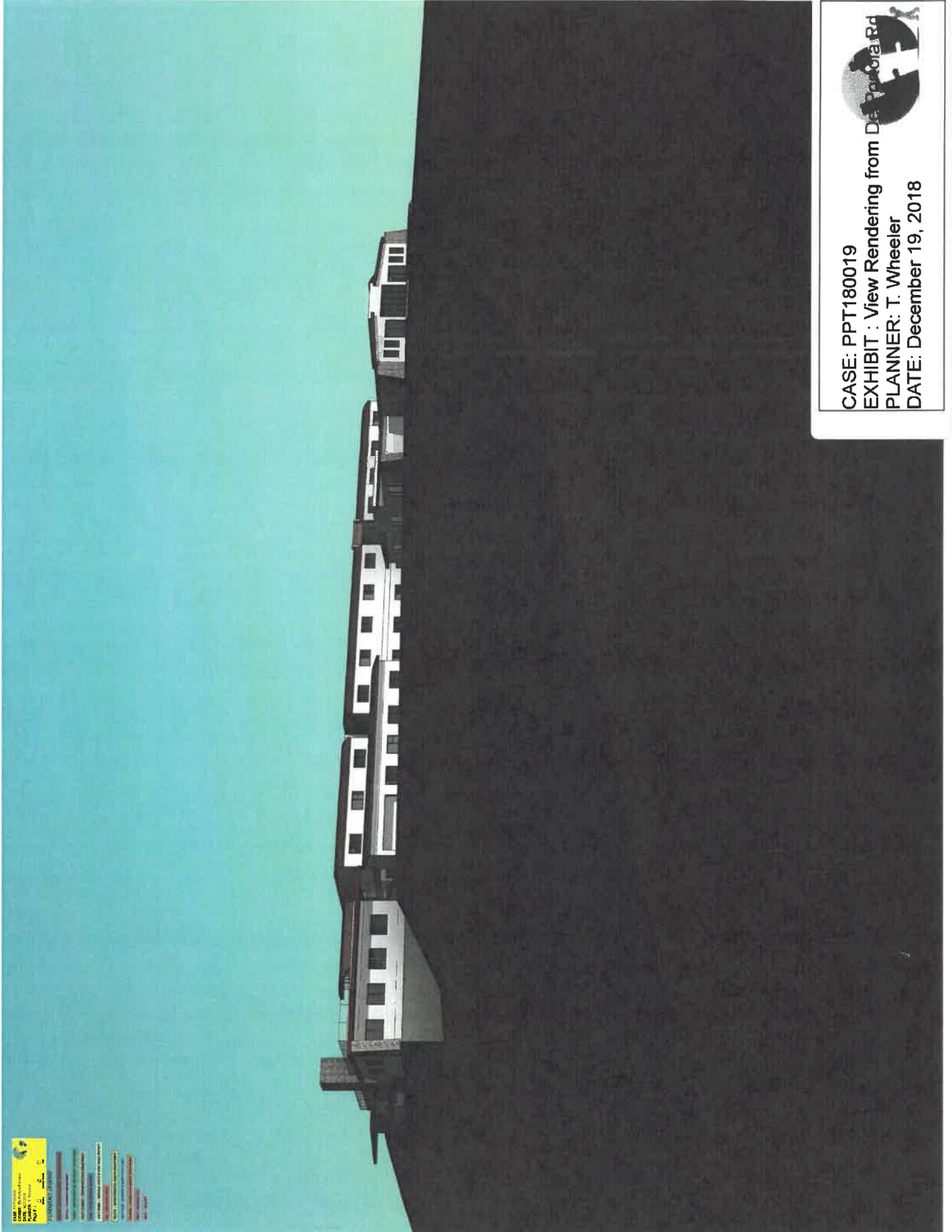


1 NORTH ELEVATION COLORED
SCALE: 1/2" = 1'-0"

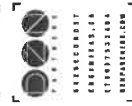


3 SOUTH ELEVATION COLORED
SCALE: 1/2" = 1'-0"

3000 N. UNIVERSITY
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.DRAPERPERKINS.COM



CASE: PPT180019
EXHIBIT : View Rendering from De La Cumbre Rd
PLANNER: T. Wheeler
DATE: December 19, 2018



DE PORTOLA
 ESTATE WINERY

DE PORTOLA
 ESTATE WINERY

CITY: TEBECULA

Date Pl: 2018
 September 5, 2018

JOB: 2017500

COLORED 2D



a3.2



DE PONTOLA
ESTATE WINERY

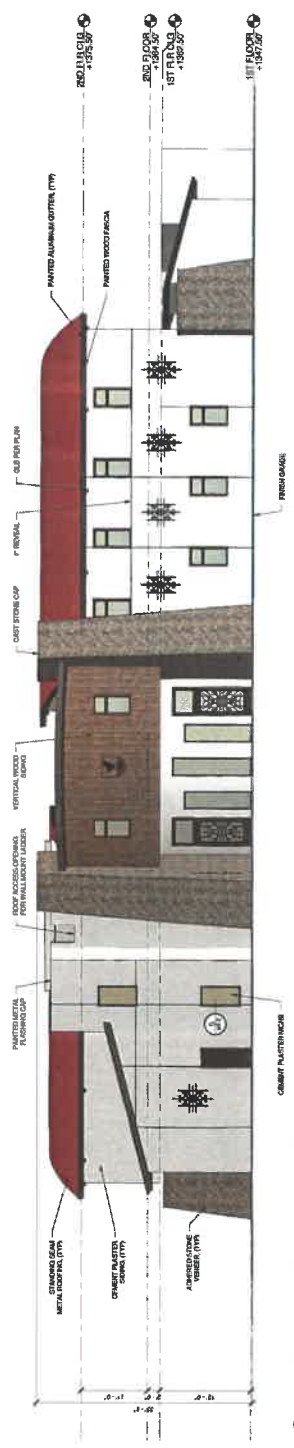
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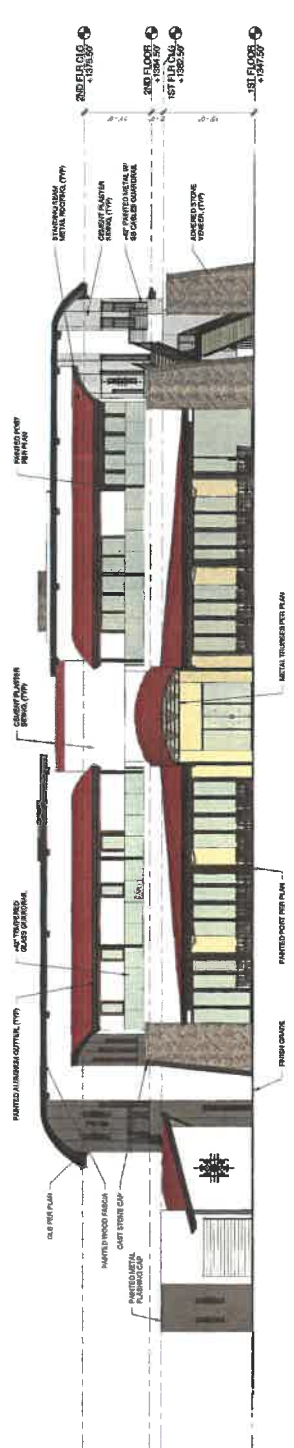
DATE: 02/13/2018

APPROVED
BY THE BOARD
OF SUPERVISORS
COUNTY OF SAN DIEGO

a6.0



1 NORTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"

TYPE	COLOR	MANUFACTURER	REGISTRATION #	COMMENTS/NOTES	SAMPLE IMAGE
STUCCO	CERMA WHITE	CERMA PRODUCTS INTERNATIONAL	10	FINE SAND FINISH	[Image of Cerma White Stucco]
STUCCO	CREAM	CERMA PRODUCTS INTERNATIONAL	14	FINE SAND FINISH	[Image of Cerma Cream Stucco]
ADVISED STONE	BLACK GREY	REFIELD'S BRICKS	864	4" X 8" FINISH STONE	[Image of Refield's Black Grey Brick]
WOOD BRICK	RED STONE	WALL APPROVED PRODUCTS BY FORD T&E		RED HOLLOW BRICK	[Image of Wall Approved Red Stone Brick]
TRUSS ROOF	BROWN	ROYAL BROWN	700	CLASSIC BROWN	[Image of Royal Brown Shingles]
METAL ROOF	RED FINISH	INTERSTATE	877 754	RED	[Image of Red Metal Roof]
TRUSS ROOF	RED	INTERSTATE	877 754	RED	[Image of Red Metal Roof]

CASE: PPT 180019
EXHIBIT B: Elevations (Tasting Room)
PLANNER: T. Wheeler
DATE: December 19, 2018



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DE PORTOLA
ESTATE WINE & VINEYARD

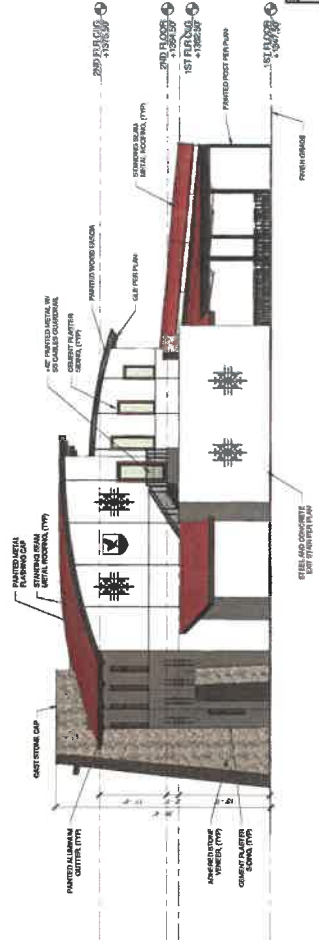
DE PORTOLA
ESTATE WINE & VINEYARD
CITY: TEJUCA
JOB #: 2017302
August 21, 2019

COLOR
ELEVATIONS
A

a6.1



1 EAST ELEVATION COLORED
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION COLORED
SCALE: 1/8" = 1'-0"

DE PORTOLA ESTATE WINE & VINEYARD - COLOR MATCH GUIDE									
TYP	COLOR	MANUFACTURER	RECOMMENDATION	COMMENTS	SAMPLE IMAGE				
STUCCO	OMEGA WHITE	OMEGA PRODUCTS INTERNATIONAL	91	FINE SAND FINISH					
STUCCO	CREAM	OMEGA PRODUCTS INTERNATIONAL	84	FINE SAND FINISH					
ACADEMIC STONE	MAJORETTA	POP BLOCK & BRICK	MA	1 1/2" THICK STONE					
WOOD Siding	RED/CEAR	MAJORETTA STONE/BRICK/PAVING/CONCRETE	ESM-OLD OAK	MAJORETTA					
WALLPAP	POWDERTONE	POP BLOCK & BRICK	CALIFORNIA CAPSTONE	SM					
WARRING DOORS	BROWN	MELROD	T20	CLASSIC OAKEN					
METAL STEEL ROOFING	RED TIGER	GRONHALLUSA	91754	PMO					
EXTERNAL GRATING	METAL	MESCAL	BOYDURE 300	PMO					

APPLICANT: [Blank]

DATE: 8/21/19

SCALE: [Blank]

PROJECT: [Blank]

DATE: 8/21/19

PROJECT: [Blank]

WITH DEVELOPER

OWNER: [Blank]

DESIGNER: [Blank]

DATE: 8/21/19

PROJECT: [Blank]



DE PORTOLA
ESTATE
WINERY

CITY: TEMECULA

DATE: August 31, 2018

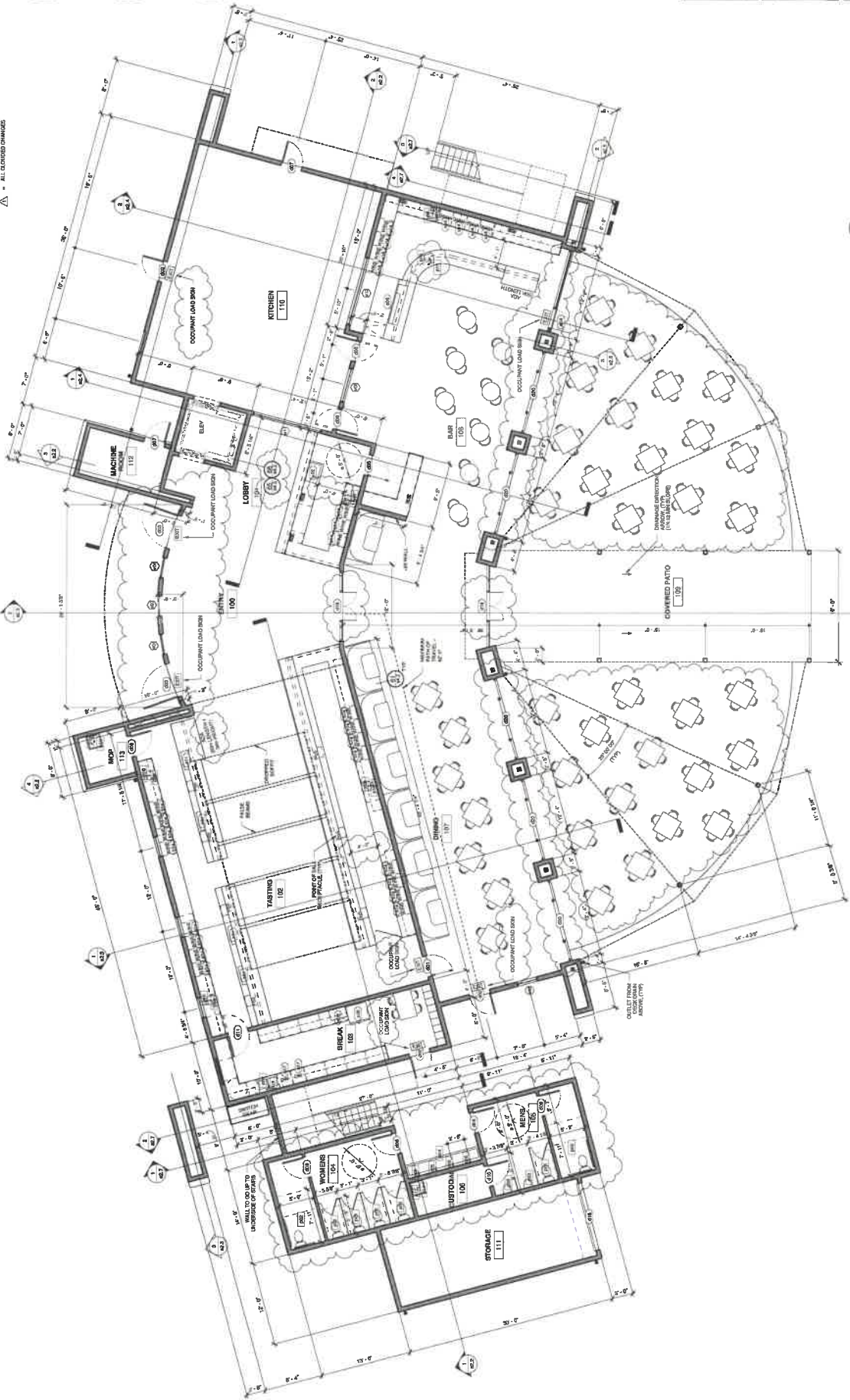
JOB: 2017500

1ST FLOOR PLAN
BLDG #

a1.0

floor plan notes:
1. ALL DIMENSIONS SHALL BE PROVIDED UNLESS OTHERWISE INDICATED OTHERWISE AND METRIC SHALL BE 1:82

△ ALL DIMENSIONS



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

CASE: PPT180019
EXHIBIT C: Floor Plans (Tasting)
PLANNER: T. Wheeler
DATE: December 19, 2018

PROJECT:	PM DEVELOPMENT
OWNER:	PM DEVELOPMENT
DESIGNER:	TD PARTNERS
DATE:	2018-08-31
LOCATION:	10000 DE PORTOLA AVENUE TEMECULA, CA 92592





DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TEMECULA
August 31, 2018

JOB: 2017590

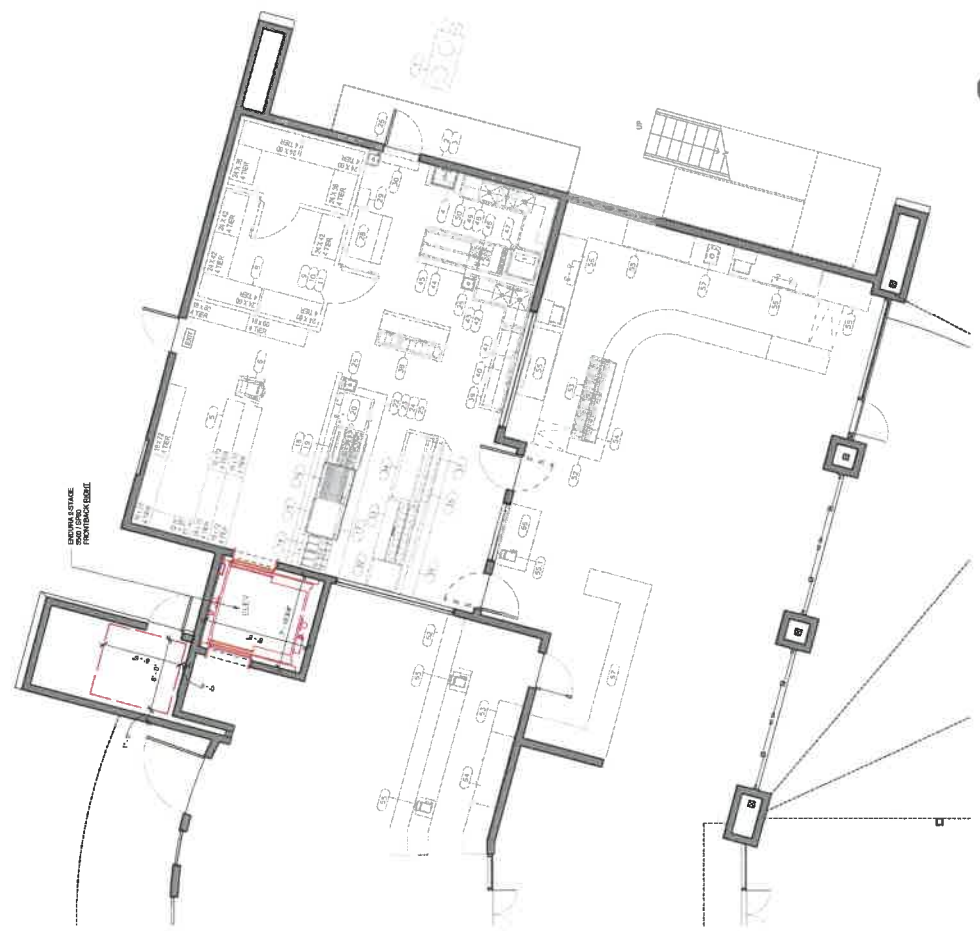
MECHANICAL ELEVATOR PLAN
BLDG #

a1.2

APPLICABLE:	PRELIMINARY DEVELOPMENT
OWNER:	PRELIMINARY DEVELOPMENT
DESIGNER:	PRELIMINARY DEVELOPMENT
PROJECT:	PRELIMINARY DEVELOPMENT
DATE:	PRELIMINARY DEVELOPMENT
ADDRESS:	PRELIMINARY DEVELOPMENT

NO.	DESCRIPTION	MANUFACTURER	MODEL NUMBER	DATE	QTY	UNIT PRICE	TOTAL PRICE	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
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Kitchen notes:
CHECK UNDER EQUIPMENT



1 KITCHEN PLAN
SCALE: 1/4" = 1'-0"



1	11/15/2018	REVISED
2	11/15/2018	REVISED
3	11/15/2018	REVISED
4	11/15/2018	REVISED
5	11/15/2018	REVISED
6	11/15/2018	REVISED
7	11/15/2018	REVISED
8	11/15/2018	REVISED
9	11/15/2018	REVISED
10	11/15/2018	REVISED
11	11/15/2018	REVISED
12	11/15/2018	REVISED
13	11/15/2018	REVISED
14	11/15/2018	REVISED
15	11/15/2018	REVISED
16	11/15/2018	REVISED
17	11/15/2018	REVISED
18	11/15/2018	REVISED
19	11/15/2018	REVISED
20	11/15/2018	REVISED

DAVID A. PORTOLA
 ENGINEER
 11111 15TH AVENUE, SUITE 100
 SAN FRANCISCO, CA 94134
 TEL: 415.774.1111
 FAX: 415.774.1112
 WWW.DAVIDPORTOLA.COM

DI PORTOLA
 ESTATE WINERY

CITY: TIBURON

DATE: August 31, 2018

JOB: 2017250

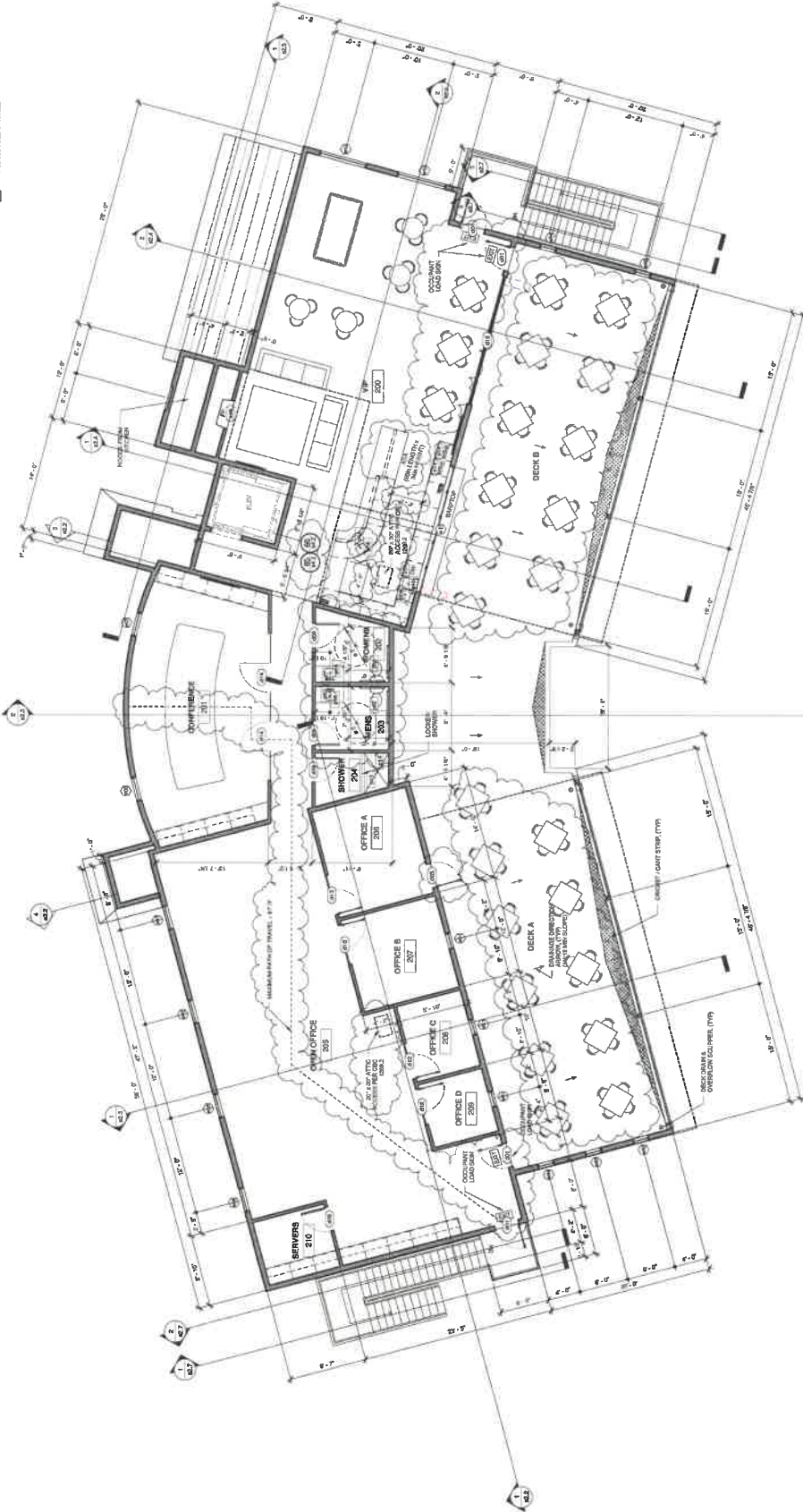
2ND FLOOR PLAN

A
 BLDG #

a1.3

floor plan notes:
 1. ALL DIMENSIONS SHOWN SHALL BE PROVIDED UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS SHALL BE PROVIDED UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE PROVIDED UNLESS OTHERWISE SPECIFIED.

△ - ALL DIMENSIONS SHOWN



APPLICANT:	DI PORTOLA ESTATE WINERY
DESIGNER:	DAVID A. PORTOLA
DATE:	11/15/2018
PROJECT:	2ND FLOOR PLAN
ADDRESS:	11111 15TH AVENUE, SUITE 100, SAN FRANCISCO, CA 94134

1 a/SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TEMECULA

PROJECT: DE PORTOLA ESTATE WINERY

DATE: 01/17/20

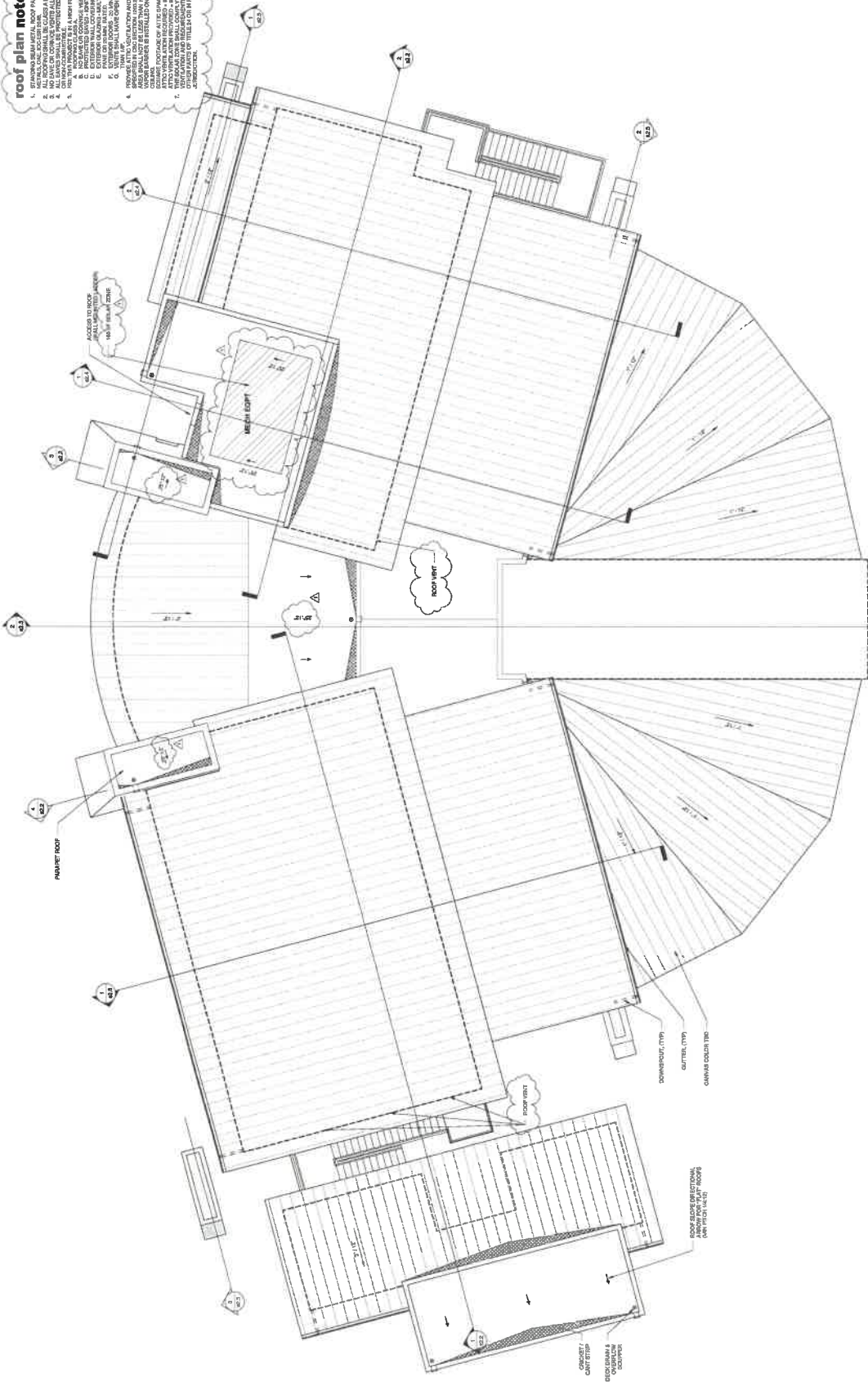
PROJECT: DE PORTOLA ESTATE WINERY

BLDG # A

a1.5

roof plan notes:

1. ALL ROOF PANELS SHALL BE BY CUSTOM BILT
2. ALL ROOF PANELS SHALL BE 1/2" THICK
3. ALL ROOF PANELS SHALL BE 1/2" THICK
4. ALL ROOF PANELS SHALL BE 1/2" THICK
5. ALL ROOF PANELS SHALL BE 1/2" THICK
6. ALL ROOF PANELS SHALL BE 1/2" THICK
7. ALL ROOF PANELS SHALL BE 1/2" THICK
8. ALL ROOF PANELS SHALL BE 1/2" THICK
9. ALL ROOF PANELS SHALL BE 1/2" THICK
10. ALL ROOF PANELS SHALL BE 1/2" THICK



1 a1/ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT:	DE PORTOLA ESTATE WINERY
CLIENT:	DE PORTOLA ESTATE WINERY
DATE:	01/17/20
PROJECT:	DE PORTOLA ESTATE WINERY
PROJECT:	DE PORTOLA ESTATE WINERY



4649 Brocton Ave.
Riverside, CA 92506
(951) 369-0700
Fax: (951) 369-4039
<http://www.comworksdesign.com>



COVERED BBQ AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



CASE: PPT180019
EXHIBIT : Special Occasion Area
PLANNER: T. Wheeler
DATE: December 19, 2018



STAGE
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



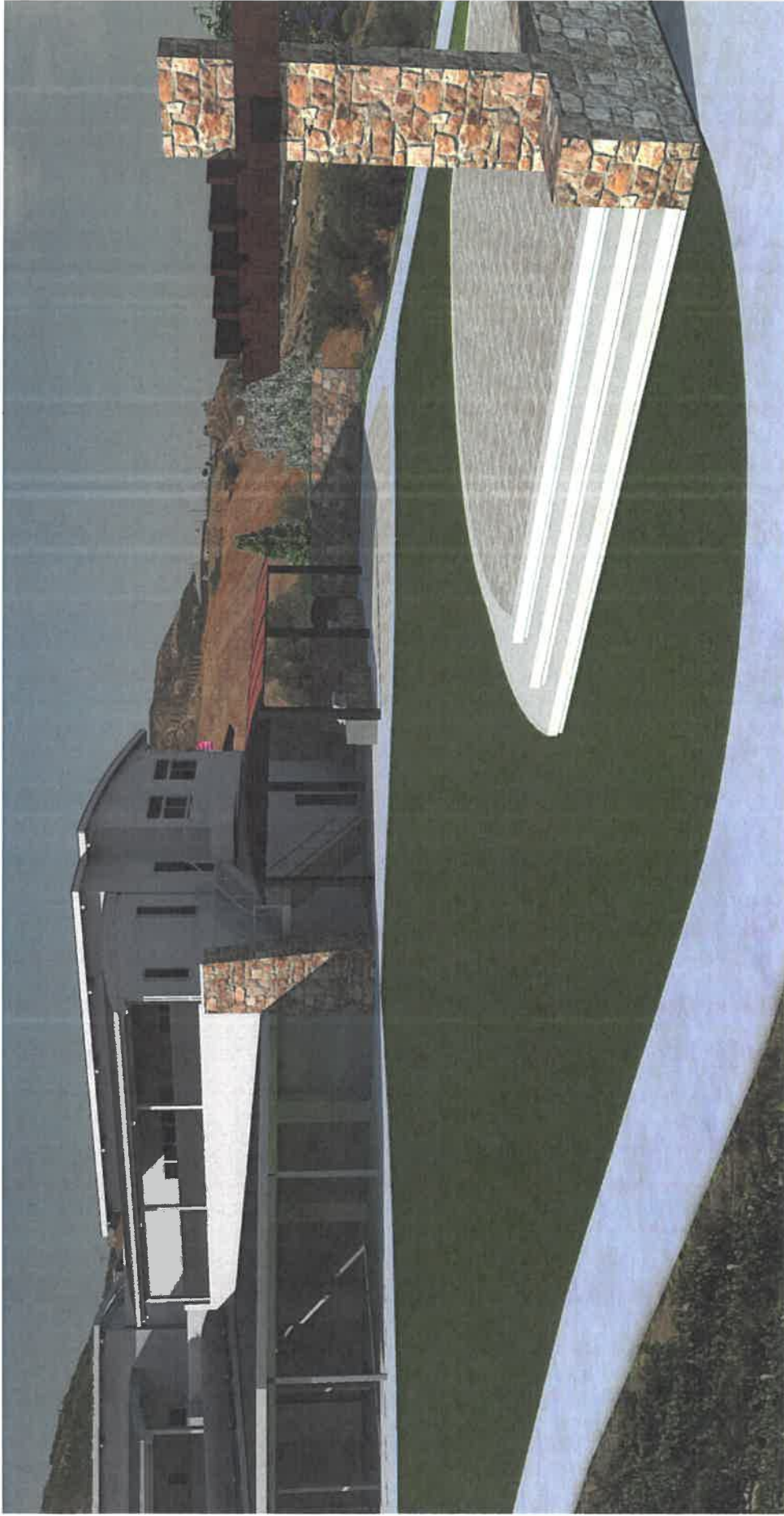
4649 Brockton Ave.

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworkdgd.com>



TURF EVENT SPACE
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



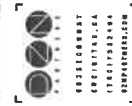
4649 Brockton Ave.

Riverside, CA 92506

(951) 369-0700

Fax: (951) 369-4039

<http://www.comworksgroup.com>



DE PORTOLA
ESTATE WINEERY

DE PORTOLA
ESTATE WINEERY

CITY: TEMECULA

DATE: August 27, 2018

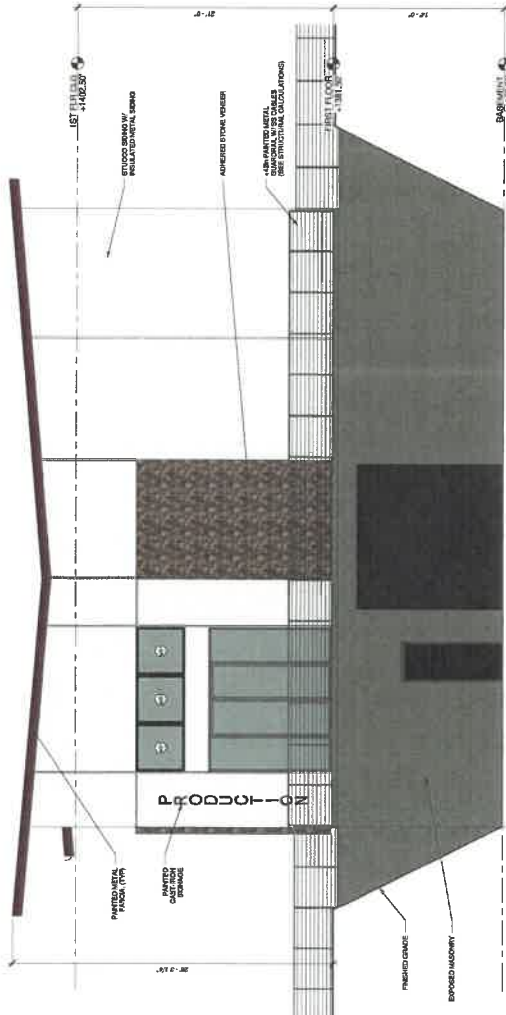
REV: 20/1803

COLORED ELEVATIONS

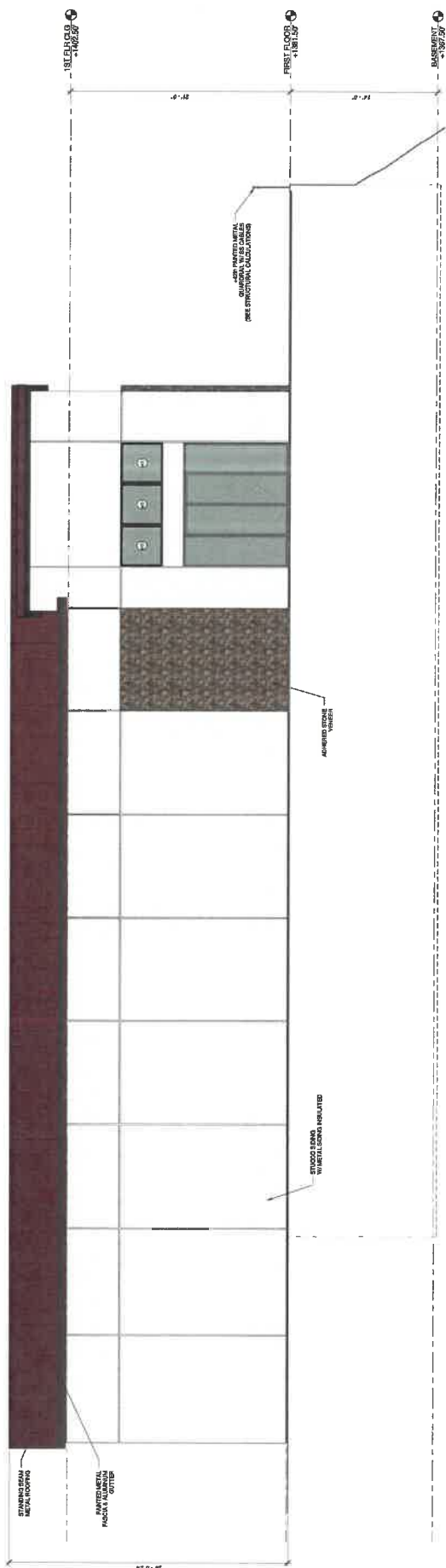
C

a4.0


APP. DATE	REV. DEVELOPMENT
DATE	REV. DEVELOPMENT
DESIGNER	REV. PARTNER
DATE	REV. PARTNER
PROJECT	REV. PARTNER
DATE	REV. PARTNER
PROJECT	REV. PARTNER
DATE	REV. PARTNER



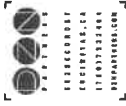
1 EAST ELEVATION COLORED
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION COLORED
SCALE: 1/4" = 1'-0"



CASE: PPT180019
EXHIBIT B: Elevations (Wine)
PLANNER: T. Wheeler
DATE: December 19, 2018



DHP PORTOLA
ESTATE W NERY



DE PORTOLA
ESTATE
WINERY

CITY: TENCUCULA

APPROVAL
August 27, 2018

JOB: 2017ESC

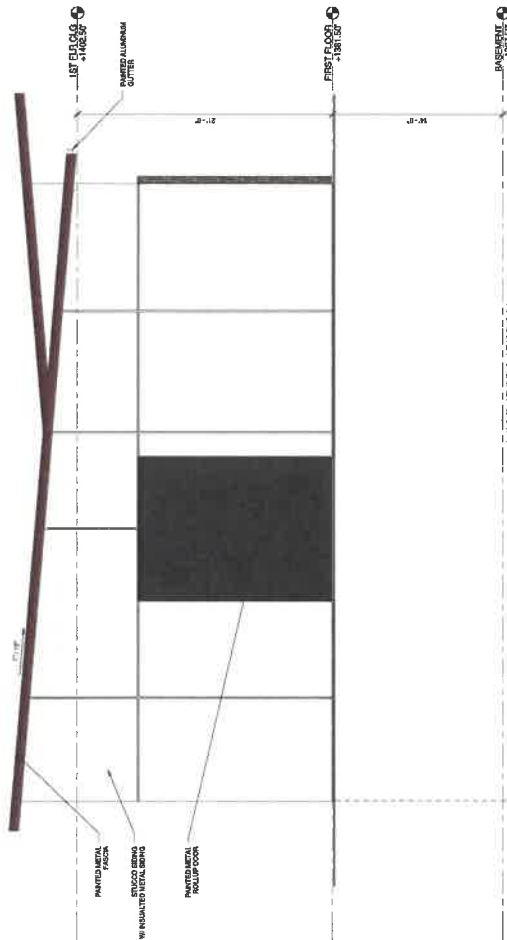
COLORS
ELEVATIONS



BOOK #

a4.1

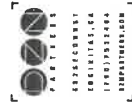
APPLICATION	FOR DEVELOPMENT
OWNER	FOR DEVELOPMENT
DESIGNER	DHP ARCHITECTS
DATE	07/16/2018
PROJECT	ESTATE W NERY
ADDRESS	TENCUCULA, CALIFORNIA



1 WEST ELEVATION COLORED
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION COLORED
SCALE: 1/4" = 1'-0"



DE PORTOLA
ESTATE WINERY
CITY: TEMECULA

DATE: 08/27/2018
JOB: 2017350

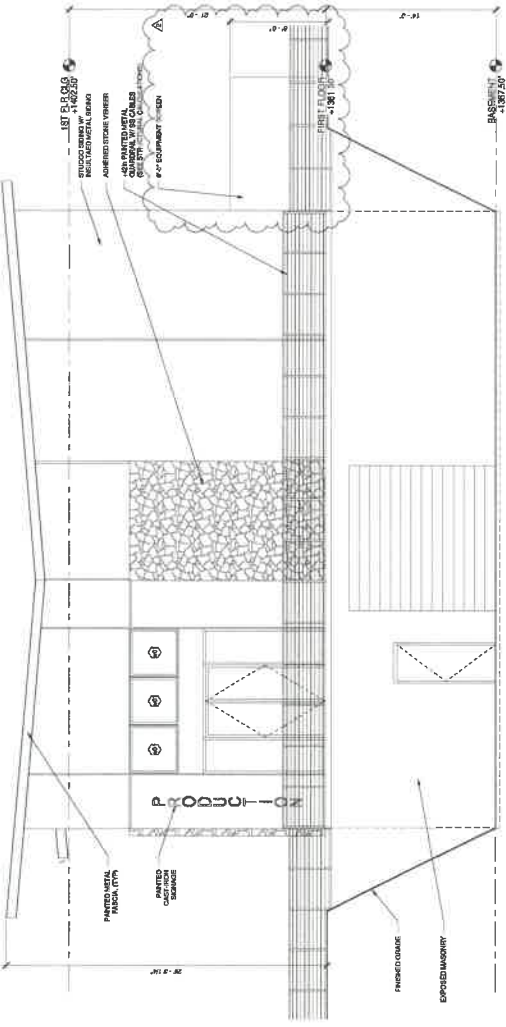
BLDG #
a2.0

PROJECT DEVELOPMENT
ARCHITECT
DATE: 08/27/2018
JOB: 2017350

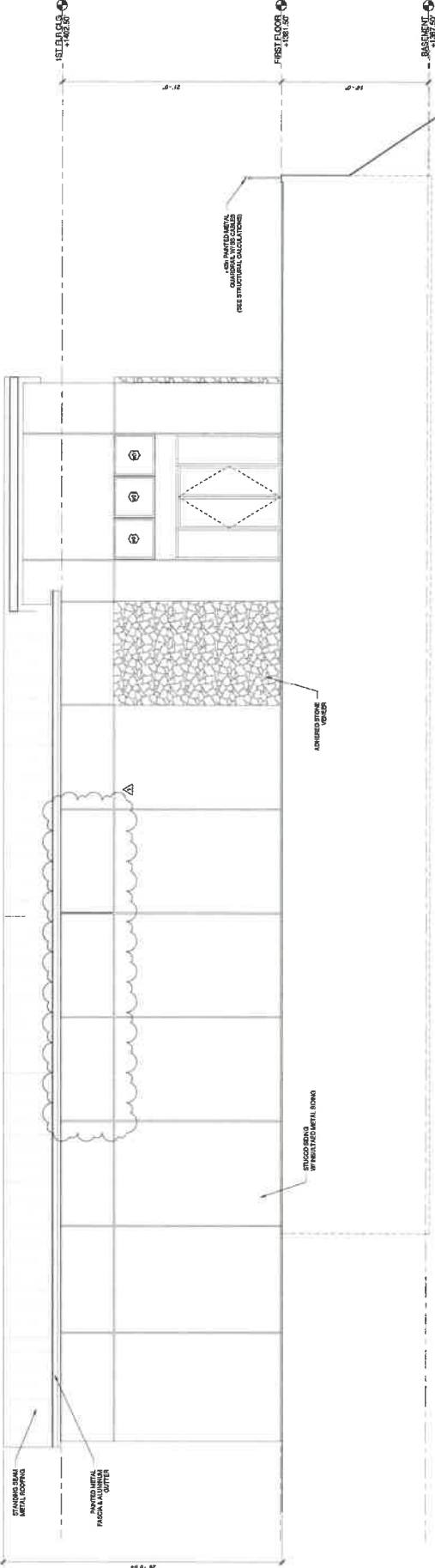
elevation notes:

1. EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE MATERIALS

TYPE	COLOR	MANUFACTURER	MOULDINGS #	COMMENTS/NOTED	SAMPLE MADE
PRODUCTION BUILDING					
STUCCO	OMEGA WHITE	OMEGA PRODUCTS INTERNATIONAL	14	FINE SAND FINISH	
ADHERED STONE	BANK CRESTA	ROP BLOCK & BRCK	N/A	1/2" THICK STONE	
INSULATED METAL PANELS	SANDSTONE	ATA3 INTERNATIONAL INC.	ROULREN WL	(ONE) - 071 03	
SPANNING SOAK METAL ROOFING	RUSTIC RED	AMERICAN BUILDING COMPONENTS	SIGNATURE 800	(ONE)	



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DEPARTMENTS
 12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989900

DEPARTMENTS
 12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989900

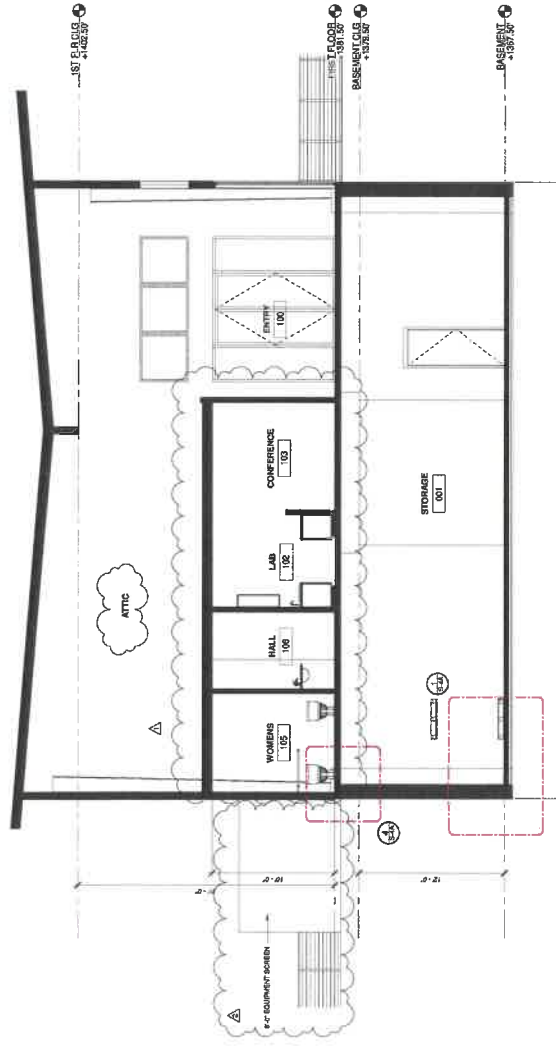
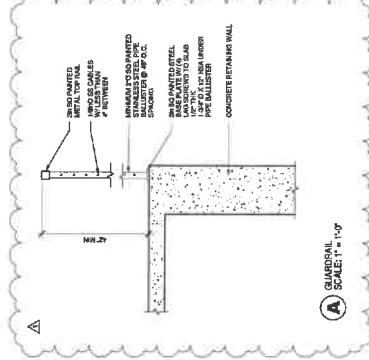
DE PORTOLA
 ESTATE
 WINERY

CITY: TIBURONA
 DATE: 08-29-2017
 PROJECT NO: 17-0001

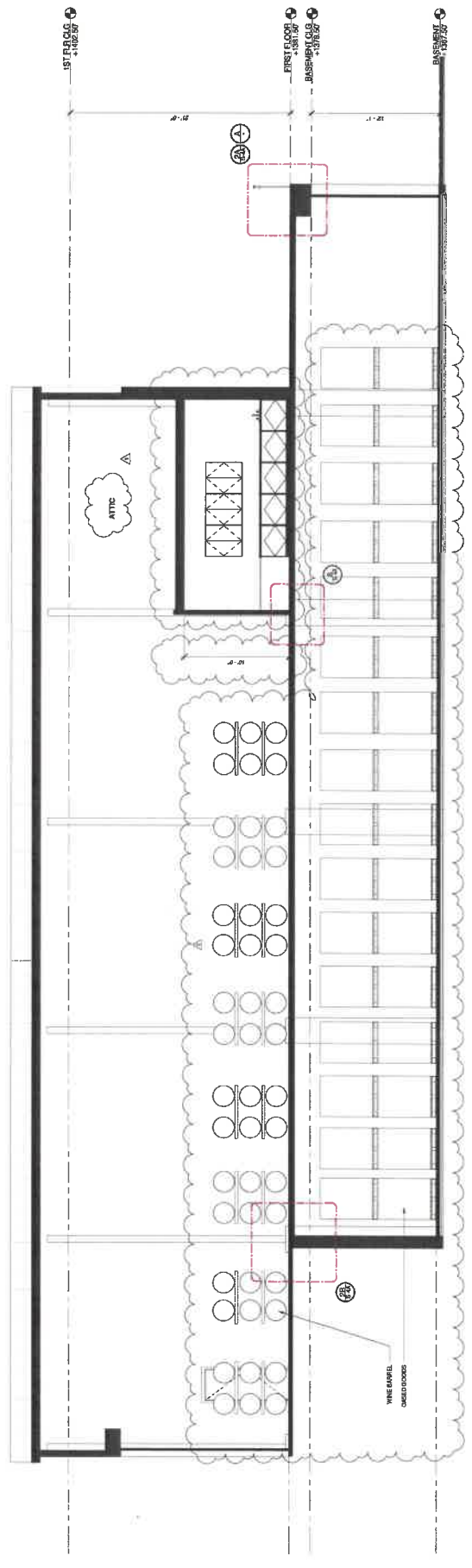
JOB: 2017SC
 BUILDING
 SECTIONS

BUDG #
a2.2

section notes:
 1. CONCRETE WALLS:



1 SECTION A
 SCALE: 1/4" = 1'-0"



2 SECTION B
 SCALE: 1/4" = 1'-0"

APPLICATOR:	PM DEVELOPMENT
OWNER:	PM DEVELOPMENT
ARCHITECT:	DM PARTOLA
DATE:	08/29/2017
PROJECT NO:	17-0001
CITY:	TIBURONA, CA
CLIENT:	DE PORTOLA ESTATE WINERY



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY
CITY: TEMESCALA

JOB: 2017SSC
DATE: 08/21/17

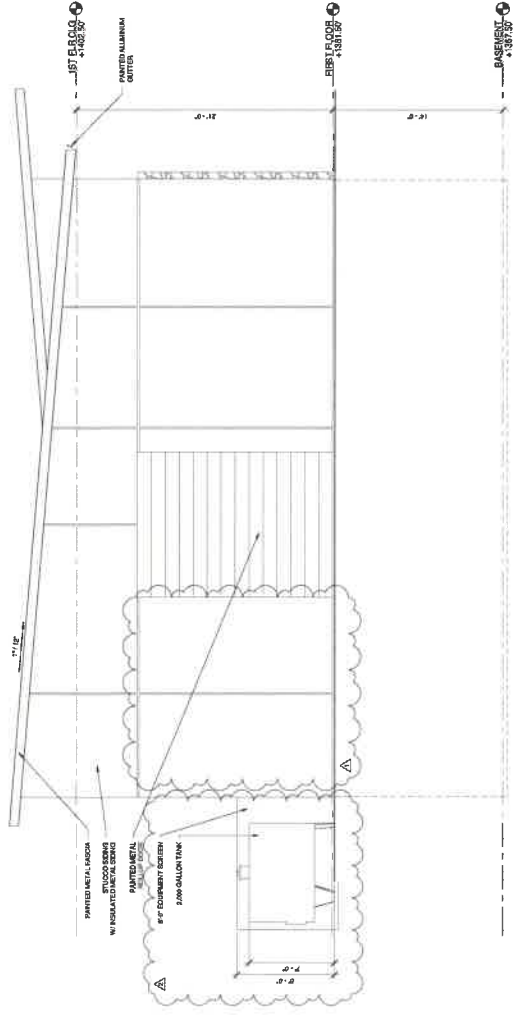
BASELINE ELEVATIONS
BLDG # C

a2.1

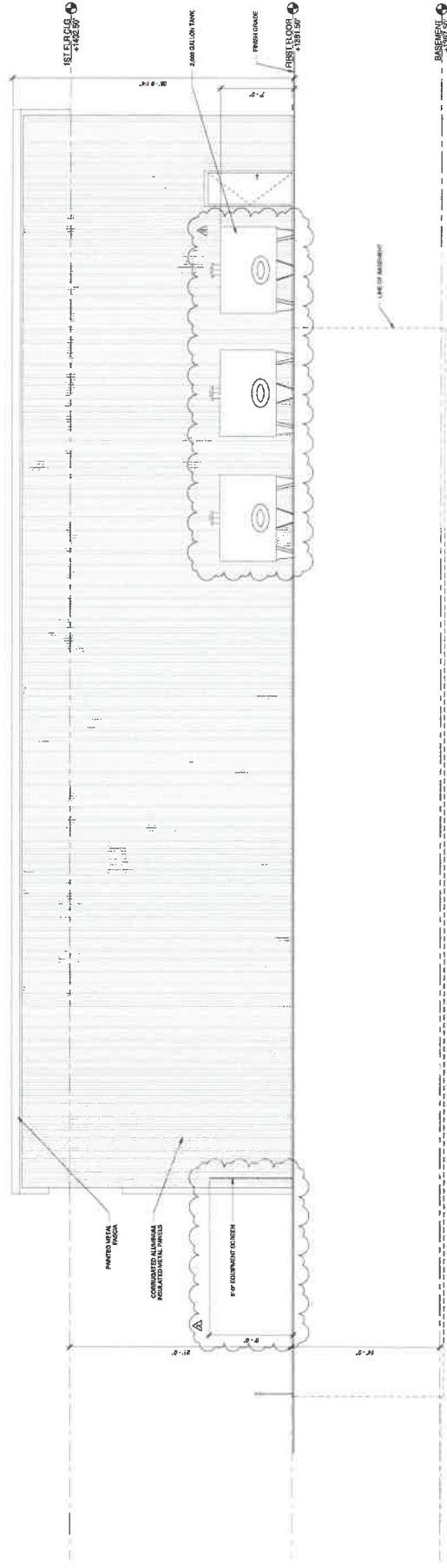
PROJECT:	DE PORTOLA ESTATE WINERY
OWNER:	DE PORTOLA ESTATE WINERY
ARCHITECT:	DAVID J. H. SMITH
DATE:	08/21/17
SCALE:	1/4" = 1'-0"
PROJECT NO.:	2017SSC
DATE:	08/21/17

elevation notes:
1. EXTERIOR WALL COVERINGS SHALL BE LOW COMBUSTIBLE MATERIALS.

TYPE	COLOR	MANUFACTURER	REGISTRATION #	COMMENTS/NOTES	SAMPLE IMAGE
PRODUCTION BUILDING					
STUCCO	CHECA WHITE	OMEGA PRODUCTS INTERNATIONAL	14	FINE SAND FINISH	
ASHERED STONE	BAJA CRESTA	PCP BLOCK & BRICK	N/A	1-2" THICK STONE	
SMALL METAL PANELS	SANDSTONE	ATAS INTERNATIONAL, INC.	SCALESER VHL	(D&E) - SEE BS	
STANDING SEAM METAL ROOFING	RUSTIC RED	AMERICAN BUILDING COMPONENTS	SIGNATURE 200	(D&E)	



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DE PORTOLA ESTATE WINERY
 10000 DE PORTOLA AVENUE
 SUITE 100
 TEMECULA, CA 92592
 TEL: 951.251.1000
 WWW.DEPORTOLA.COM



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY
 CITY: TEMECULA

Amended August 19, 2018

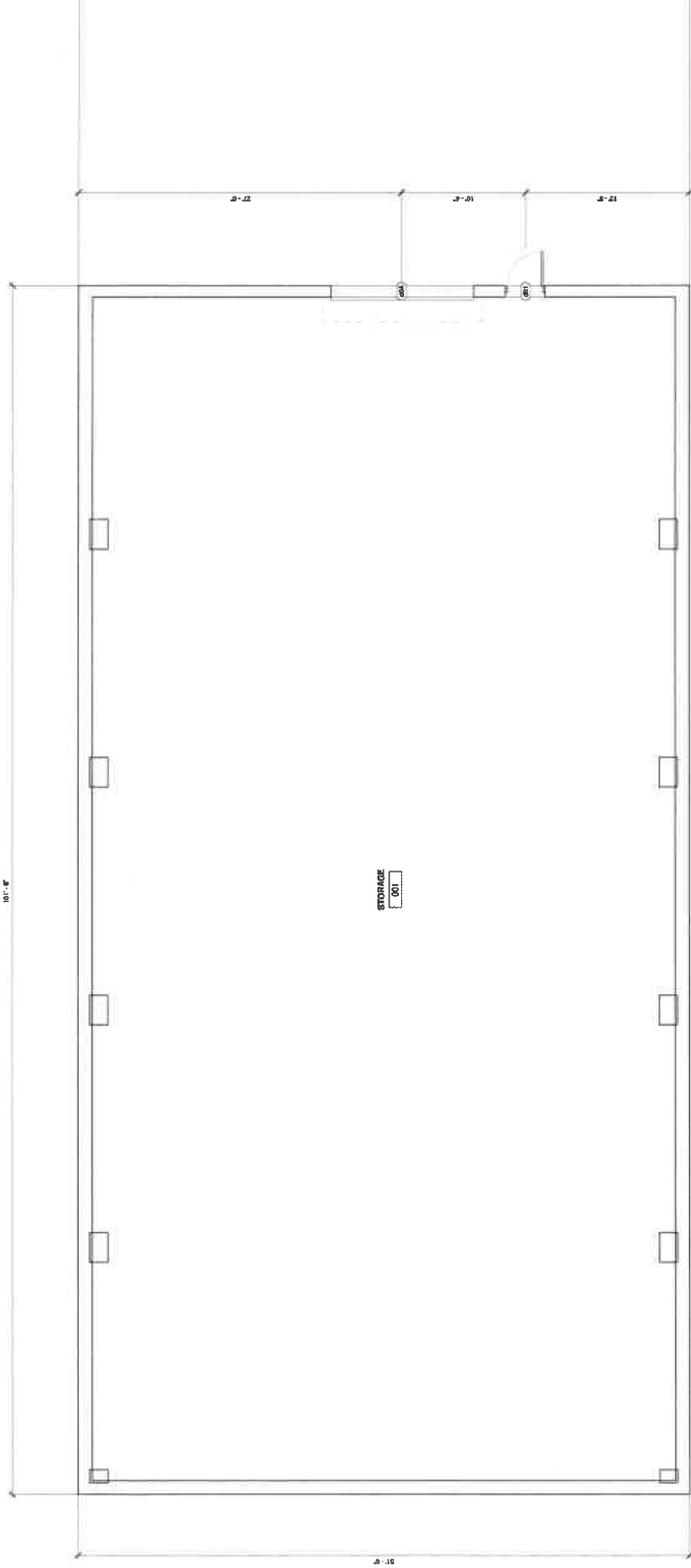
JOB: 201753C

BASINMENT FLOOR PLAN

C
 BLDG #

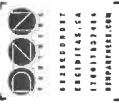
a1.0

APPlicant:	PTH DEVELOPMENT
OWNER:	PTH DEVELOPMENT
DESIGN:	PTH PARTNERS
FORWASER:	PTH PARTNERS
DATE:	12/19/18
PROJECT:	DE PORTOLA AVENUE
ADDRESS:	10000 DE PORTOLA AVENUE TEMECULA, CA 92592



1 a/BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CASE: PPT180019
EXHIBIT C: Floor Plans (Wine)
PLANNER: T. Wheeler
DATE: December 19, 2018



DEL PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TENCILLA

DATE: 08-21-2018

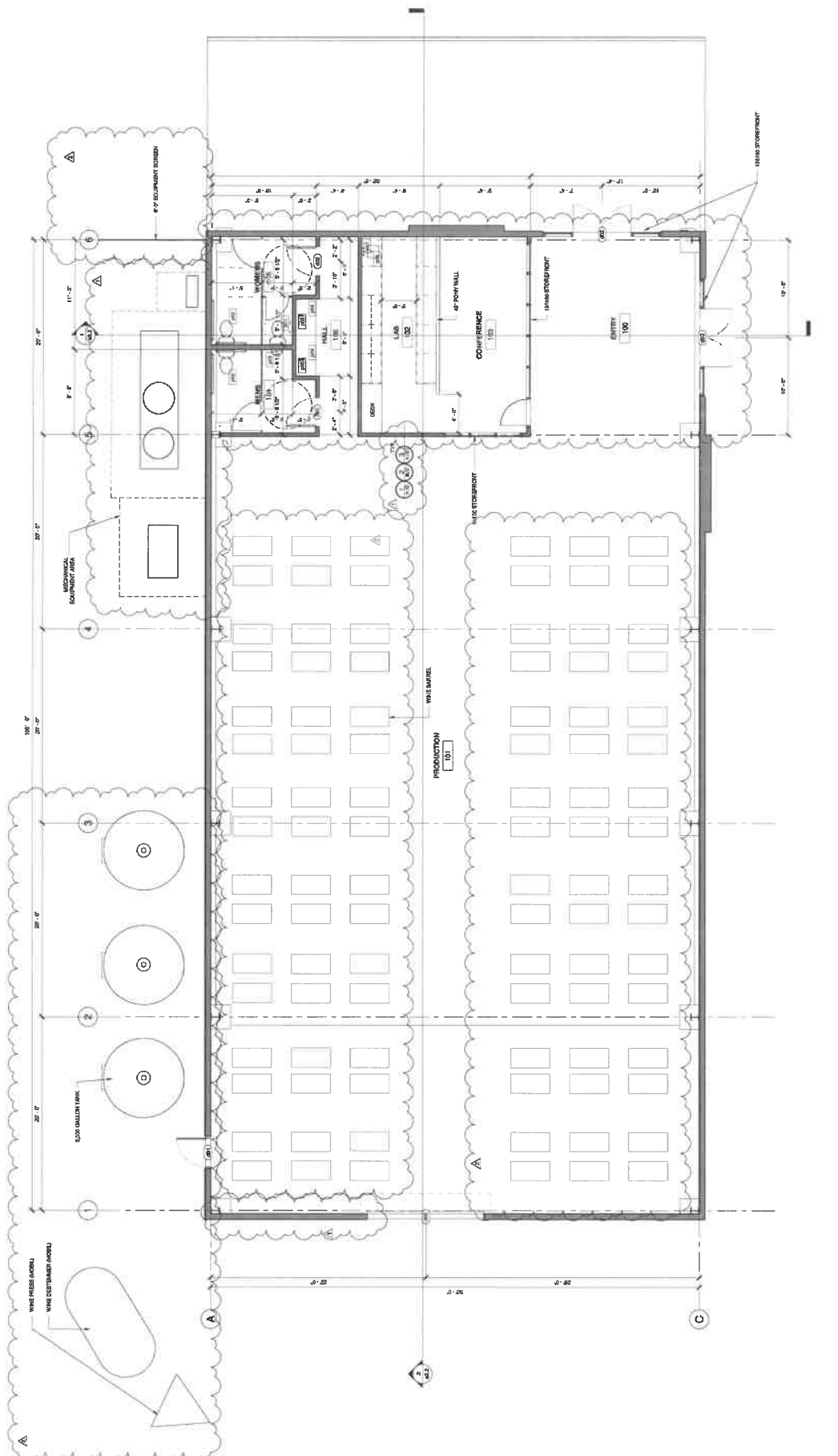
JOB: 2017SSC

1ST FLOOR PLAN

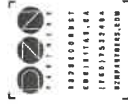


BDDG # a1.2

APPLICANT	DEVELOPER
OWNER	DEL PORTOLA ESTATE WINERY
DESIGNER	DDG ARCHITECTS
DATE	07-24-2018
PROJECT	DEL PORTOLA ESTATE WINERY
ADDRESS	10000 DEL PORTOLA AVENUE, TENCILLA, CA 94588



1 a/FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



DE PORTOLA
ESTATE WINERY



DE PORTOLA
ESTATE
WINERY

CITY: TIBURONA

Project Start
August 27, 2018

JOB: 201733C

ROOF PLAN

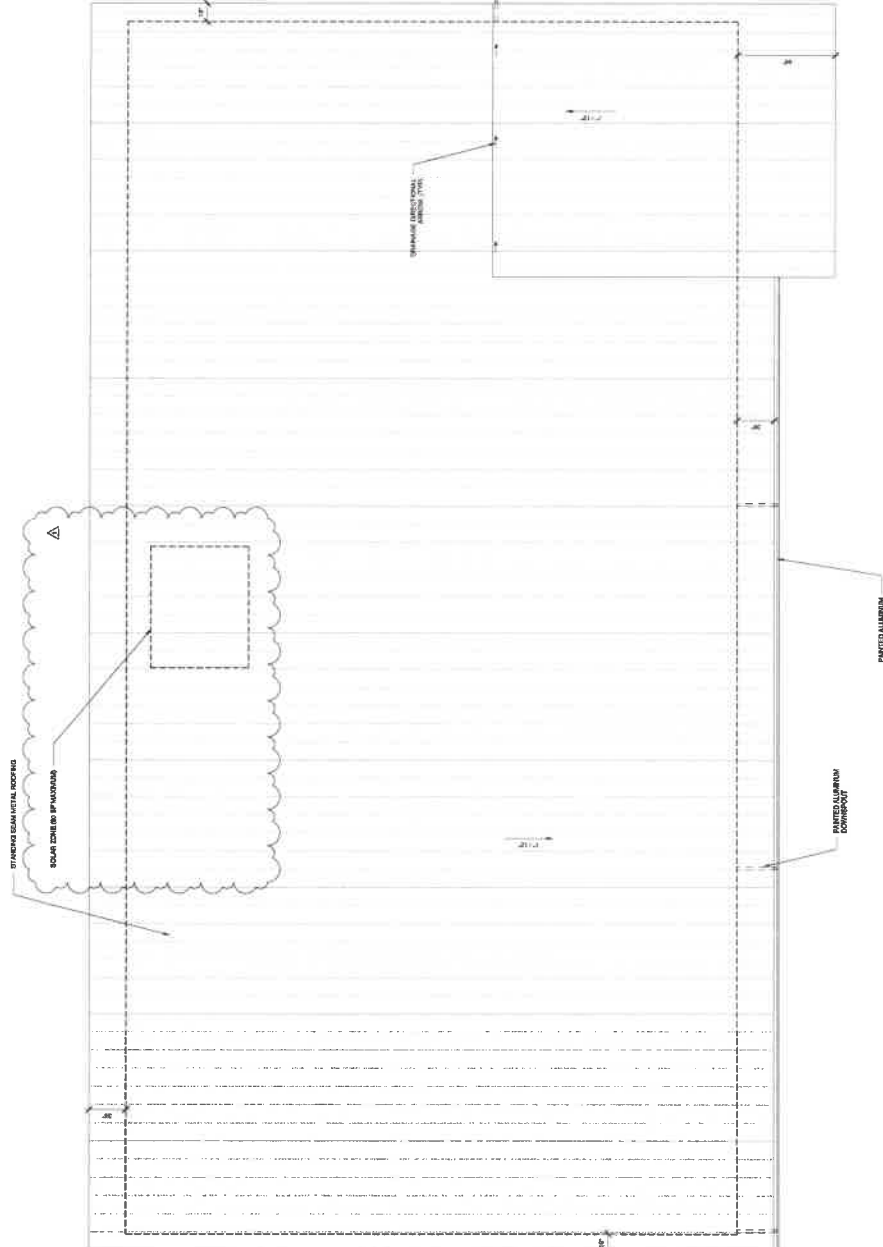


BUDG #

a1.4

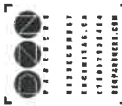
roof plan notes:

1. STANDARD METAL ROOF PANELS SHALL BE BY CUSTOMER.
2. ALL ROOFING SHALL BE AS SHOWN.
3. ALL ROOFING SHALL BE INSTALLED AND OTHER NOTATION AS SHOWN.
4. RESISTANT TO WEATHERING.



1 a/ROOF PLAN
SCALE: 1/4" = 1'-0"

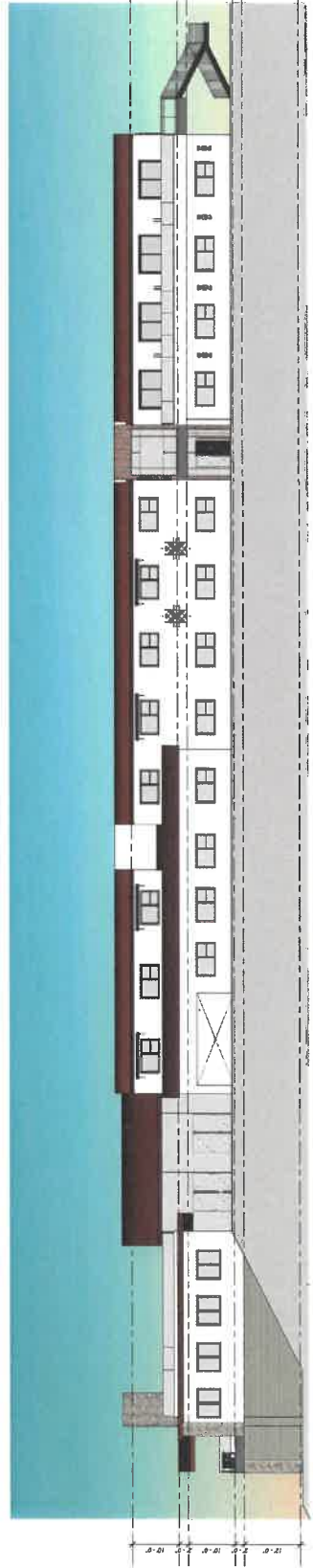
APPLICATION:	PREDEVELOPMENT
OWNER:	PREDEVELOPMENT
DESIGNER:	DE PORTOLA
DATE:	2017-08-08
PROJECT:	DE PORTOLA ESTATE WINERY
CITY:	TIBURONA, CA 94555



DE MOTTOLA
ARCHITECTURE



1 WEST ELEVATION COLORED
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION COLORED
SCALE: 1/4" = 1'-0"

DE PORTOLA ESTATE WINERY
CITY: TEMECULA
JOB: 201704C
SHEETS: 02 OF 03
DATE: August 27, 2018
PROJECT: DE PORTOLA ESTATE WINERY
ARCHITECT: T. WHEELER
SCALE: AS SHOWN
PROJECT: DE PORTOLA ESTATE WINERY
ARCHITECT: T. WHEELER
SCALE: AS SHOWN

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1	YD		
2	BRICK	1	1000		
3	WOOD	1	1000		
4	GLASS	1	SQ FT		
5	ROOFING	1	SQ FT		
6	PAINT	1	SQ FT		
7	MECHANICAL	1	UNIT		
8	ELECTRICAL	1	UNIT		
9	PLUMBING	1	UNIT		
10	LANDSCAPE	1	UNIT		
11	FOUNDATION	1	UNIT		
12	ROOFING	1	UNIT		
13	MECHANICAL	1	UNIT		
14	ELECTRICAL	1	UNIT		
15	PLUMBING	1	UNIT		
16	LANDSCAPE	1	UNIT		
17	FOUNDATION	1	UNIT		
18	ROOFING	1	UNIT		
19	MECHANICAL	1	UNIT		
20	ELECTRICAL	1	UNIT		
21	PLUMBING	1	UNIT		
22	LANDSCAPE	1	UNIT		
23	FOUNDATION	1	UNIT		
24	ROOFING	1	UNIT		
25	MECHANICAL	1	UNIT		
26	ELECTRICAL	1	UNIT		
27	PLUMBING	1	UNIT		
28	LANDSCAPE	1	UNIT		
29	FOUNDATION	1	UNIT		
30	ROOFING	1	UNIT		
31	MECHANICAL	1	UNIT		
32	ELECTRICAL	1	UNIT		
33	PLUMBING	1	UNIT		
34	LANDSCAPE	1	UNIT		
35	FOUNDATION	1	UNIT		
36	ROOFING	1	UNIT		
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40	LANDSCAPE	1	UNIT		
41	FOUNDATION	1	UNIT		
42	ROOFING	1	UNIT		
43	MECHANICAL	1	UNIT		
44	ELECTRICAL	1	UNIT		
45	PLUMBING	1	UNIT		
46	LANDSCAPE	1	UNIT		
47	FOUNDATION	1	UNIT		
48	ROOFING	1	UNIT		
49	MECHANICAL	1	UNIT		
50	ELECTRICAL	1	UNIT		
51	PLUMBING	1	UNIT		
52	LANDSCAPE	1	UNIT		
53	FOUNDATION	1	UNIT		
54	ROOFING	1	UNIT		
55	MECHANICAL	1	UNIT		
56	ELECTRICAL	1	UNIT		
57	PLUMBING	1	UNIT		
58	LANDSCAPE	1	UNIT		
59	FOUNDATION	1	UNIT		
60	ROOFING	1	UNIT		
61	MECHANICAL	1	UNIT		
62	ELECTRICAL	1	UNIT		
63	PLUMBING	1	UNIT		
64	LANDSCAPE	1	UNIT		
65	FOUNDATION	1	UNIT		
66	ROOFING	1	UNIT		
67	MECHANICAL	1	UNIT		
68	ELECTRICAL	1	UNIT		
69	PLUMBING	1	UNIT		
70	LANDSCAPE	1	UNIT		
71	FOUNDATION	1	UNIT		
72	ROOFING	1	UNIT		
73	MECHANICAL	1	UNIT		
74	ELECTRICAL	1	UNIT		
75	PLUMBING	1	UNIT		
76	LANDSCAPE	1	UNIT		
77	FOUNDATION	1	UNIT		
78	ROOFING	1	UNIT		
79	MECHANICAL	1	UNIT		
80	ELECTRICAL	1	UNIT		
81	PLUMBING	1	UNIT		
82	LANDSCAPE	1	UNIT		
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84	ROOFING	1	UNIT		
85	MECHANICAL	1	UNIT		
86	ELECTRICAL	1	UNIT		
87	PLUMBING	1	UNIT		
88	LANDSCAPE	1	UNIT		
89	FOUNDATION	1	UNIT		
90	ROOFING	1	UNIT		
91	MECHANICAL	1	UNIT		
92	ELECTRICAL	1	UNIT		
93	PLUMBING	1	UNIT		
94	LANDSCAPE	1	UNIT		
95	FOUNDATION	1	UNIT		
96	ROOFING	1	UNIT		
97	MECHANICAL	1	UNIT		
98	ELECTRICAL	1	UNIT		
99	PLUMBING	1	UNIT		
100	LANDSCAPE	1	UNIT		

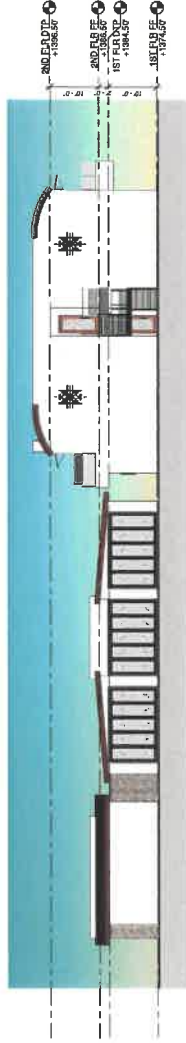
CASE: PPT180019
EXHIBIT B: Elevations (3-Story Wine)
PLANNER: T. Wheeler
DATE: December 19, 2018



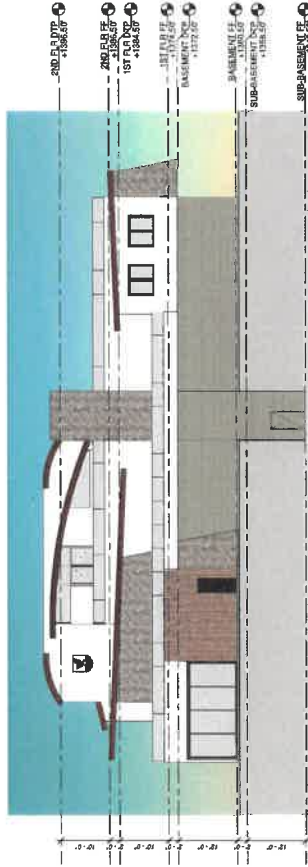
DE PORTOLA ESTATE MINERY COLLOCATION TERMS

DE PORTOLA ESTATE MINERY COLLOCATION TERMS

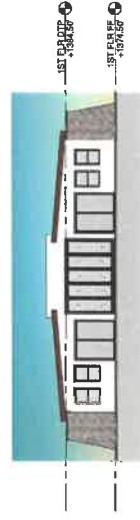
DE PORTOLA ESTATE MINERY COLLOCATION TERMS



1 NORTH ELEVATION COLORED
SCALE: 1" = 16'-0"



2 SOUTH ELEVATION COLORED
SCALE: 1" = 16'-0"



3 EAST - VIP SUITES
SCALE: 1" = 16'-0"

DE PORTOLA ESTATE MINERY

CITY: TEMECULA

DATE: 08/27/2018

USER: 201724C

BUILDING LEVEL: COLLOCATED

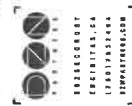
BUILDING

a2.7

TYPE	COLOR	MANUFACTURER	COMMENTS	APPLY METHOD
STUCCO	CREAM WHITE	ORNL PRODUCTS PROFESSIONAL	19	NA
WOOD PANELING	BROWN	WALBOND	TRD	CLASSIC BROWN
WOOD BOARD	RED OAK	NO APPROVED CONTRACTOR PANELS	REAR WALLS	NA APPROVED
METALLIC FINISH	RED TRAFFIC	REAR WALLS	SYSTEM	PMO
WOOD PANELING	NA	REAR WALLS	COMPONENTS	DMR

ITEM	DESCRIPTION
1	REAR WALLS
2	REAR WALLS
3	REAR WALLS
4	REAR WALLS
5	REAR WALLS

ITEM	DESCRIPTION
1	REAR WALLS
2	REAR WALLS
3	REAR WALLS
4	REAR WALLS
5	REAR WALLS



DE PORTOLA
ESTATES WINEERY

DE PORTOLA
ESTATES WINEERY

CITY: TEMECULA

DATE: 12/19/18

JOB: 2017642

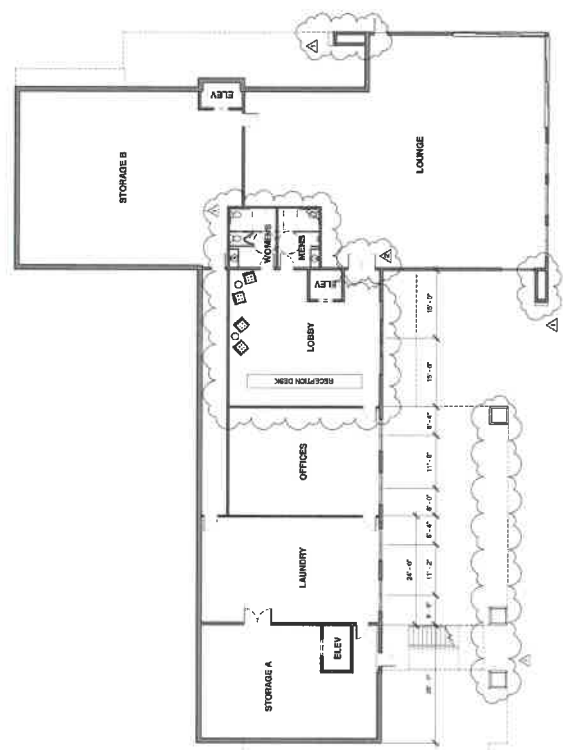
BASEMENT PLAN

B

BUILD #

a2.1

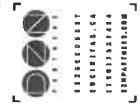
APP. NO.	PPT DEVELOPMENT
OWNER	PPT DEVELOPMENT
DESIGNER	LOU PARTNER
DATE	12/19/18
PROJECT	TEMUCULA WINEERY



1 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

CASE: PPT180019
EXHIBIT C: Floor Plans (3-Story Wine
PLANNER: T. Wheeler
DATE: December 19, 2018





DE PORTOLA
ESTATE
WINERY

DE PORTOLA
ESTATE
WINERY

CITY: TIBURON

DATE: 02/20/18

JOB: 201754C

FIRST FLOOR PLAN

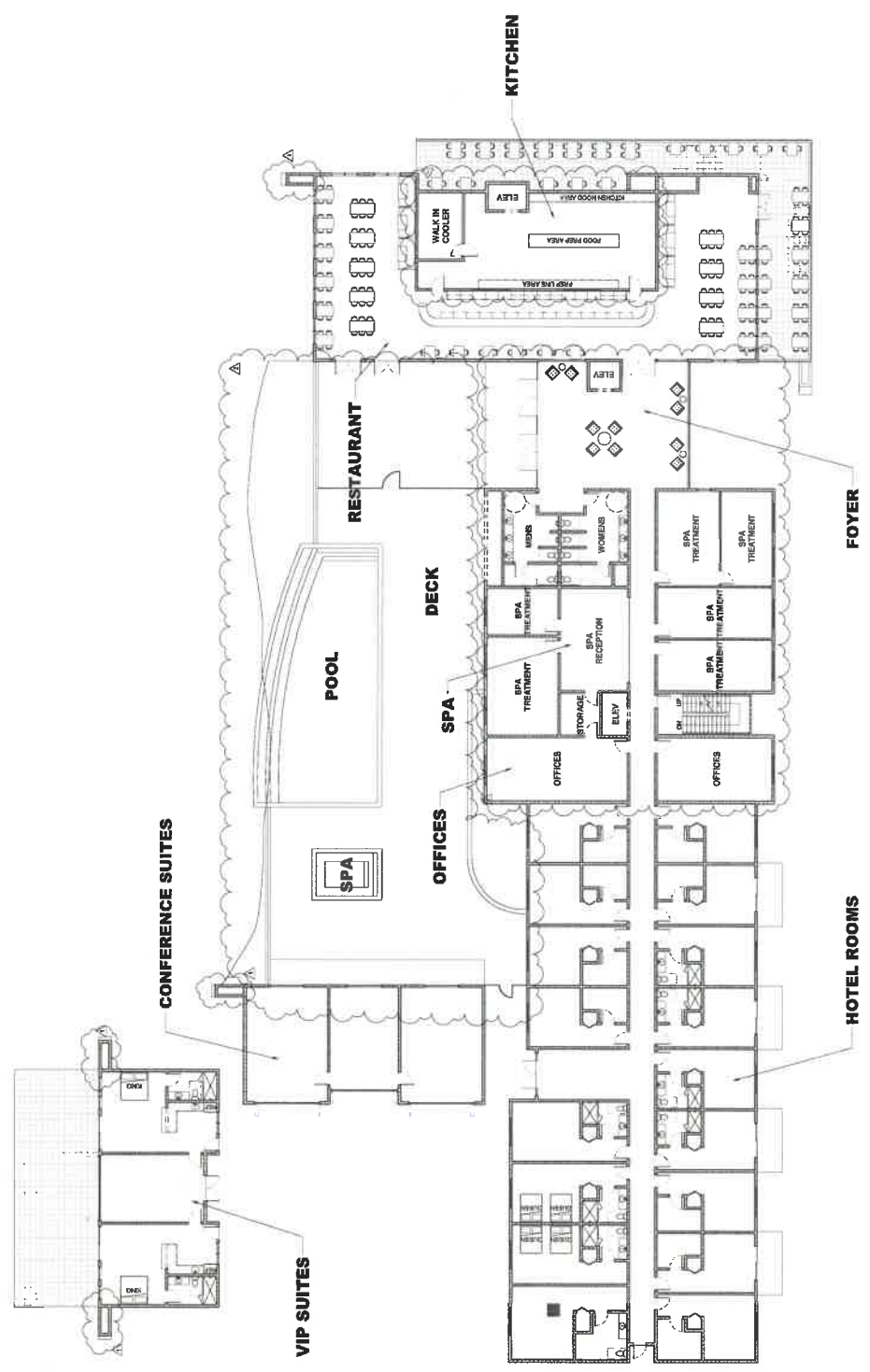
B
BDDG #

a2.2

PROJECT:	DEVELOPMENT
OWNER:	DEVELOPMENT
DESIGNER:	PARTNERS
DATE:	02/20/18
SCALE:	AS SHOWN
PROJECT NO.:	201754C
DATE PLOTTED:	02/20/18

floor plan notes:

1. THERE WILL BE NO COORDED FACILITIES IN OTHER ROOMS
ACROSS SUITES.



1 a/FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TEMECULA

APPROVED BY: [Signature] DATE: 08/27/2018

JOB: 201754C

SECOND FLOOR PLAN

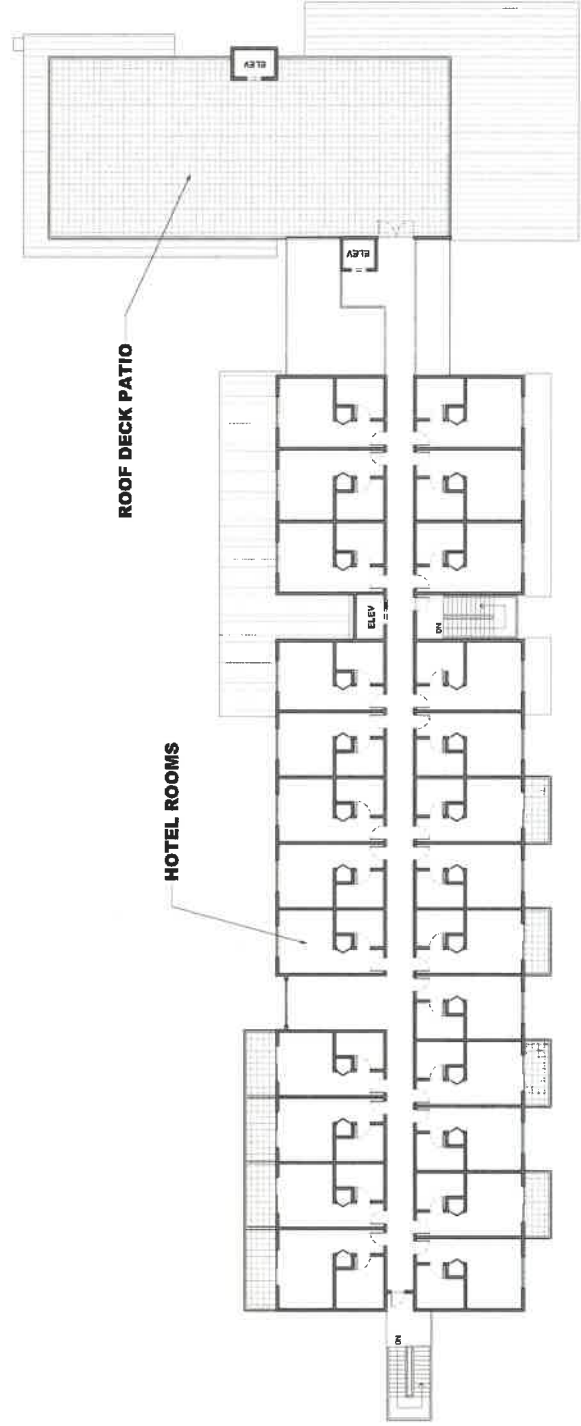
B BLDG #

a2.3

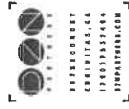
APPLICANT	THE DEVELOPMENT
OWNER	THE DEVELOPMENT
DESIGNER	DM PARTNERS
DATE	08/27/2018
PROJECT	DE PORTOLA ESTATE WINERY
ADDRESS	10000 DE PORTOLA AVENUE, TEMECULA, CA 92592

floor plan notes:

1. THERE WILL BE NO COVERED FACILITIES IN HOTEL ROOMS AND SUITES.



1 a) SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



DE PORTOLA
ESTATE WINERY



DE PORTOLA
ESTATE
WINERY

CITY: TENNESSEE

DATE: 08-27-2016
August 27, 2016

JOB: 201754C

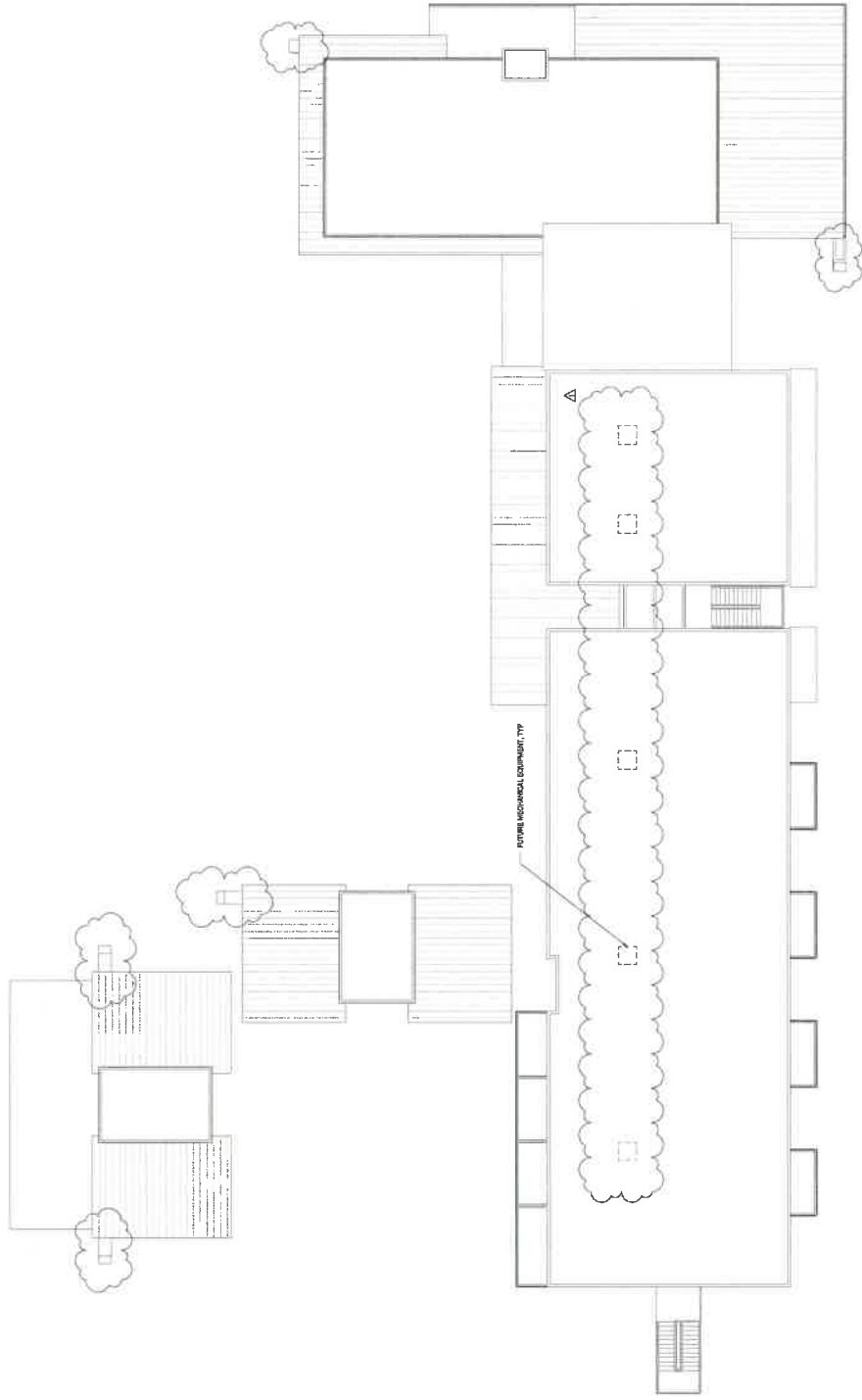
ROOF PLAN

B

BLDG #

a2.4

APP/CLIENT:	RM DEVELOPMENT
PROJECT:	RM DEVELOPMENT
CLIENT:	RM PARTNERS
ADDRESS:	1011 PARTNERS
CITY:	MEMPHIS, TN
STATE:	TN
ZIP:	38103
DATE:	08/27/2016
DRAWN BY:	DAVID J. SMITH
CHECKED BY:	DAVID J. SMITH
SCALE:	AS SHOWN
PROJECT NO.:	201754C
DATE:	08/27/2016



1 a/ROOF PLAN
SCALE: 3/32" = 1'-0"



4649 Brocletten Ave.
Riverside, CA 92506
(951) 369-0700
Fax: (951) 369-4039
<http://www.comworksgroup.com>



FIRE TABLE AREA DE PORTOLA WINERY

TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



CASE: PPT180019
EXHIBIT : Hotel Renderings
PLANNER: T. Wheeler
DATE: December 19, 2018



FIRE TABLE AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.camworkdsg.com>



NORTH VIEW FROM POOL DECK
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Blackton Ave.
Riverside, CA 92506
(951) 369-0700
Fax: (951) 369-4039
<http://www.comworksdg.com>



NEW VIEW FROM POOL DECK
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brackton Ave.

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworksdg.com>



SE VIEW FROM POOL DECK
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworksgroup.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.

Riverside, CA 92506

(951) 369-0700

Fax: (951) 369-4039

<http://www.comworksgroup.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworksgroup.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brackton Ave.

Riverside, CA 92506

(951) 369-0700

Fax: (951) 369-4039

<http://www.comwofcdg.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



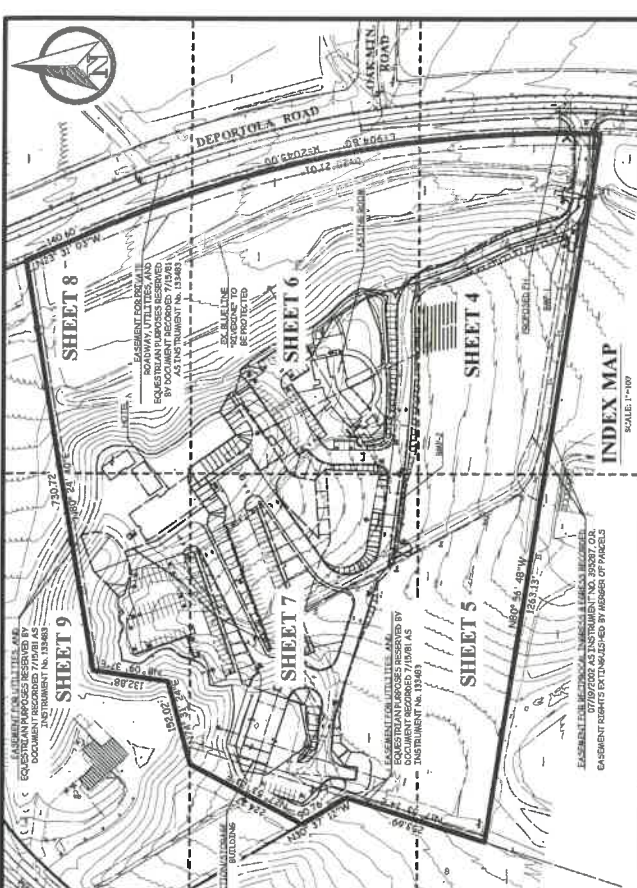
4649 Brockton Ave.

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworksdg.com>



CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY	UNIT
(A)	CONSTRUCT 3" A.C. OVER #4 B. PAVEMENT	141 - 13,900 SF	SF
(B)	CONSTRUCT 2.75" CONC. FANBS OVER 0.25" SAND OVER #4 B. PAVEMENT	141 - 13,900 SF	SF
(C)	CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS	3810	SF
(D)	CONSTRUCT 6" P.C.C. OVER #4 B.	8400	SF
(E)	CONSTRUCT 4" A.B. ROAD OVER CONSTRUCTION	1500	SF
(F)	CONSTRUCT MOUNTABLE A.C. CURB PER DETAIL SHEET 2	2600	LF
(G)	CONSTRUCT 60" CONC. WHEELSTOP	260	LF
(H)	CONSTRUCT 12" WIDE #4 P.C.C. OVER #4 B. BORDER AROUND FANBS	260	LF
(I)	CONSTRUCT 4" P.C.C. PAVEMENT AND PATIO	5400	SF
(J)	STORM DRAIN		
(K)	CONSTRUCT 12" PVC (30-35) DRAINPIPE	775	LF
(L)	CONSTRUCT 8" PVC (30-35) DRAINPIPE	275	LF
(M)	CONSTRUCT 6" PVC (30-35) DRAINPIPE	342	LF
(N)	CONSTRUCT 24" SQUARE DRAIN INLET PER DETAIL SHEET 2	17	EACH
(O)	ONE (1) 6" DRAINPIPE THROUGH WALL	4	EACH
(P)	CONSTRUCT 60" DIA. STORAGE PIPE PER DETAIL SHEET 2	2	EACH

BMP 1800190
BCR 18000193

WDD#

PROJECT NO. **2**

CLIENT: **COUNTY OF RIVERSIDE**
DEPORTOLA WINERY
ROUGH / PRELIM GRADING PLANS AND DRAINAGE

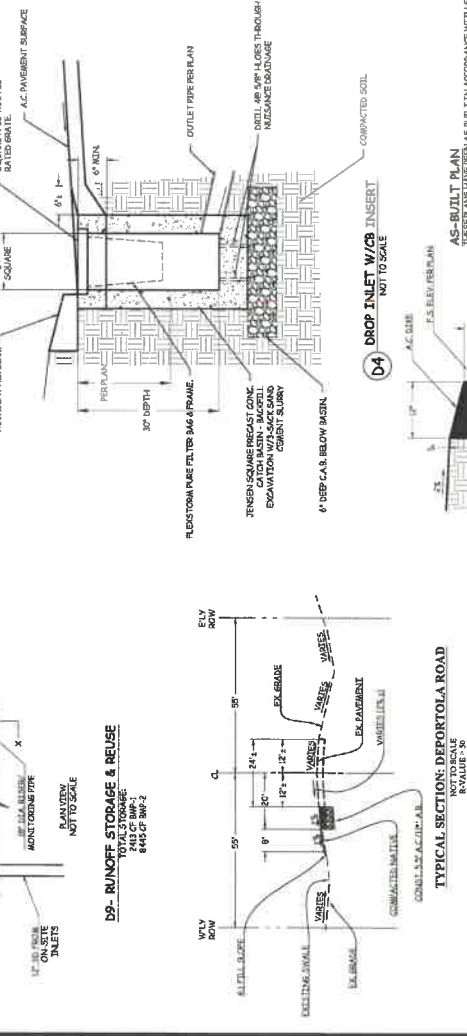
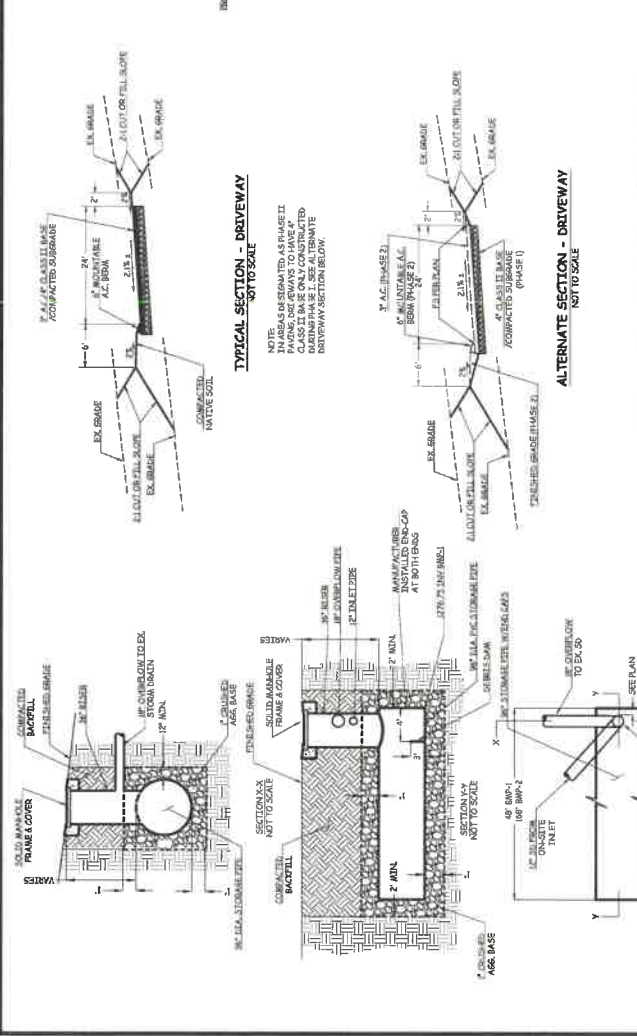
DATE: 3/24/2023

BY: MICHAEL L. BERKELEY, SEE 31953

DATE

BY: MICHAEL L. BERKELEY, SEE 31953

DATE



66' MOUNTABLE A.C. BERM
NOT TO SCALE

AS-BUILT PLAN
THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 47354 OF THE PROFESSIONAL ENGINEER'S ACT.

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

NO. 31953

EXPIRES 03/31/2028

BY: MICHAEL L. BERKELEY, SEE 31953

DATE

BY: MICHAEL L. BERKELEY, SEE 31953

DATE

ENGINEER: MICHAEL L. BERKELEY

DATE

DATE

COUNTY

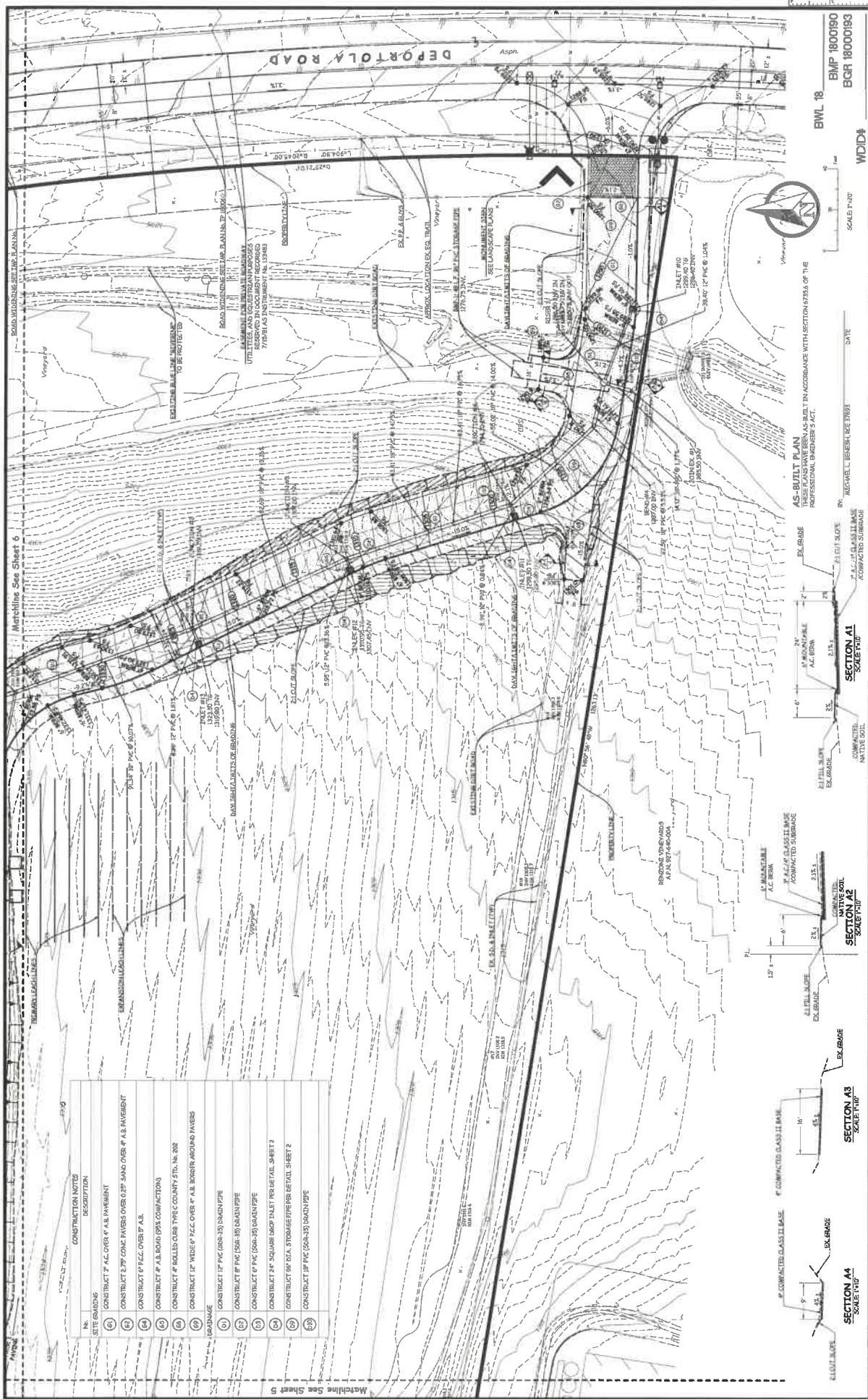
DATE

COUNTY

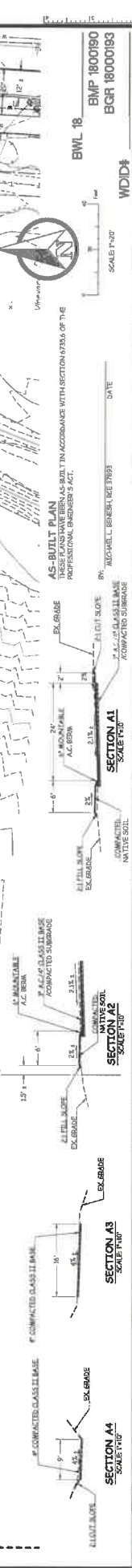
Know what's below. Call before you dig.

THIS WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMERCE UNTIL AN APPROVED PERMIT HAS BEEN ISSUED.

The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from all applicable agencies. The contractor shall be responsible for obtaining all necessary approvals from all applicable agencies.



NO.	CONSTRUCTION NOTES
1	CONSTRUCT 2\"/>
2	CONSTRUCT 2\"/>
3	CONSTRUCT 2\"/>
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48	CONSTRUCT 2\"/>
49	CONSTRUCT 2\"/>
50	CONSTRUCT 2\"/>



AS-BUILT PLAN
 SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 9753.5 OF THE PROFESSIONAL ENGINEER'S ACT.

DATE: _____

SECTION A1
SCALE 1/4" = 1'-0"

SECTION A2
SCALE 1/4" = 1'-0"

SECTION A3
SCALE 1/4" = 1'-0"

SECTION A4
SCALE 1/4" = 1'-0"

SCALE 1" = 40'

DEPORTOLA ROAD

BWL 18
BMP 1800190
BCR 1800193

WDJD#

DEPORTOLA WINERY
ROUGH / PRECISE GRADING PLANS
GRADING PLAN

3740 DEPORTOLA ROAD, TEMECULA, CA

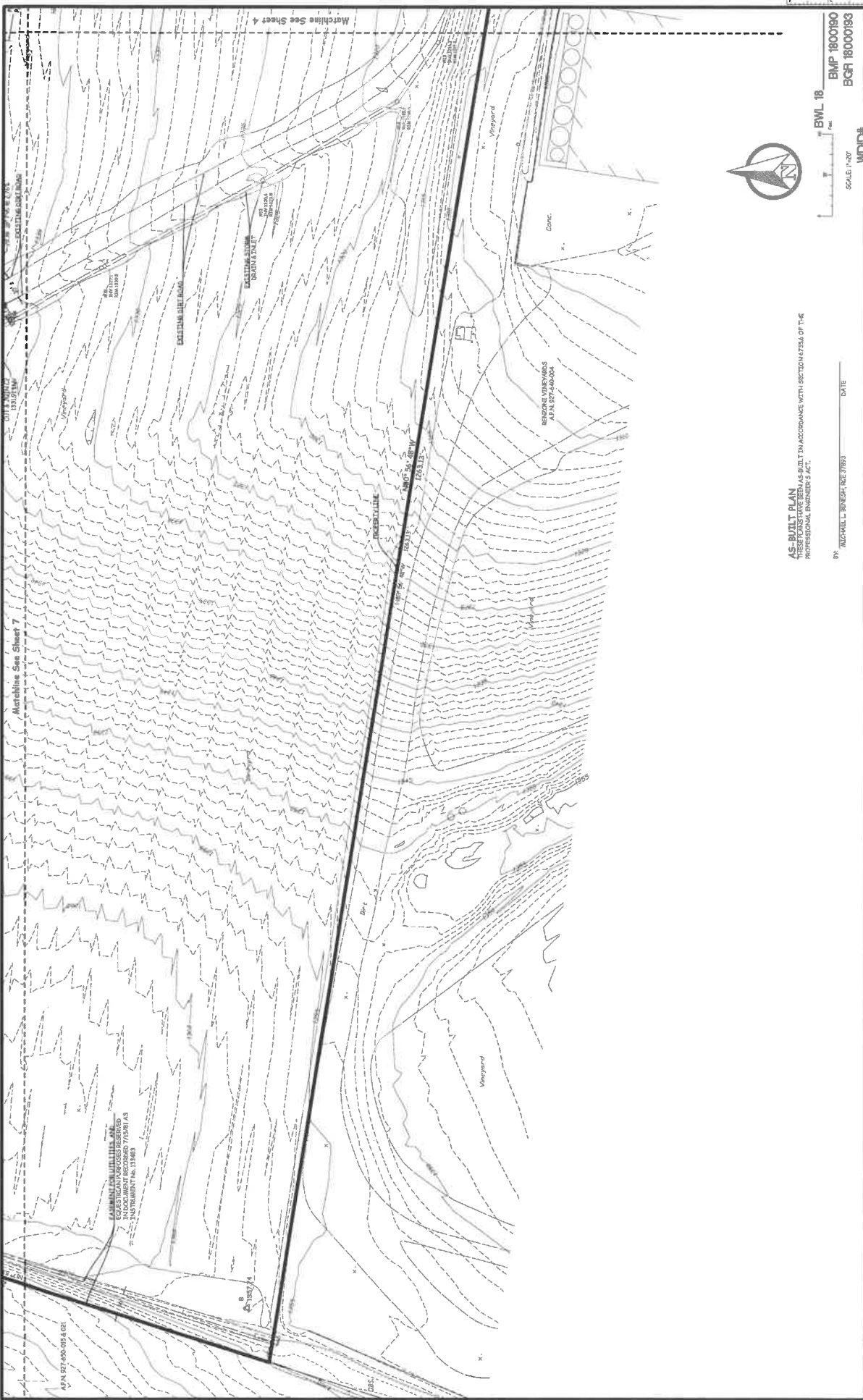
COUNTY: RIVERSIDE

DATE: 8/31/18

MLB Engineering
Professional Civil Engineer and Land Surveyor
Professional No. 15270
Professional Seal No. 15270
Professional Seal No. 15270
Professional Seal No. 15270

811

Know what's below.
Call before you dig.



AS-BUILT PLAN
 THESE CONSTRUCTION DETAILS WERE AS-BUILT IN ACCORDANCE WITH SECTION 47536 OF THE
 PROFESSIONAL ENGINEER'S ACT.

BY MICHAEL WENSEL, SEE 37993 DATE _____

BWL 18
 BMP 18000190
 BGR 18000193
 SCALE 1"=20'
 WDD# _____

PJT BECDD P 200000 SHEET NO. **5** OF 15 SHEETS

DEPORTOLA WINERY
ROUGH / PRECISE GRADING PLANS
GRADING PLAN

37040 DEPORTOLA ROAD, TEMECULA, CA
 PLER NO. _____ COUNTY _____

FOR _____ SCALE 1"=20' DATE _____

BY MICHAEL WENSEL, SEE 37993 DATE _____

MLB
 ENGINEERING
 2950 VAN COTT PARK ROAD, FOLSOM, CA 95630
 916-977-2125
 MICHAEL WENSEL, SEE 37993

SEAL ENGINEER
 MICHAEL WENSEL, SEE 37993

NO.	DATE	REVISIONS

MADE BY: DATE: COUNTY: DATE: COUNTY:

NOTE: THESE CONSTRUCTION DETAILS WERE AS-BUILT IN ACCORDANCE WITH SECTION 47536 OF THE PROFESSIONAL ENGINEER'S ACT.

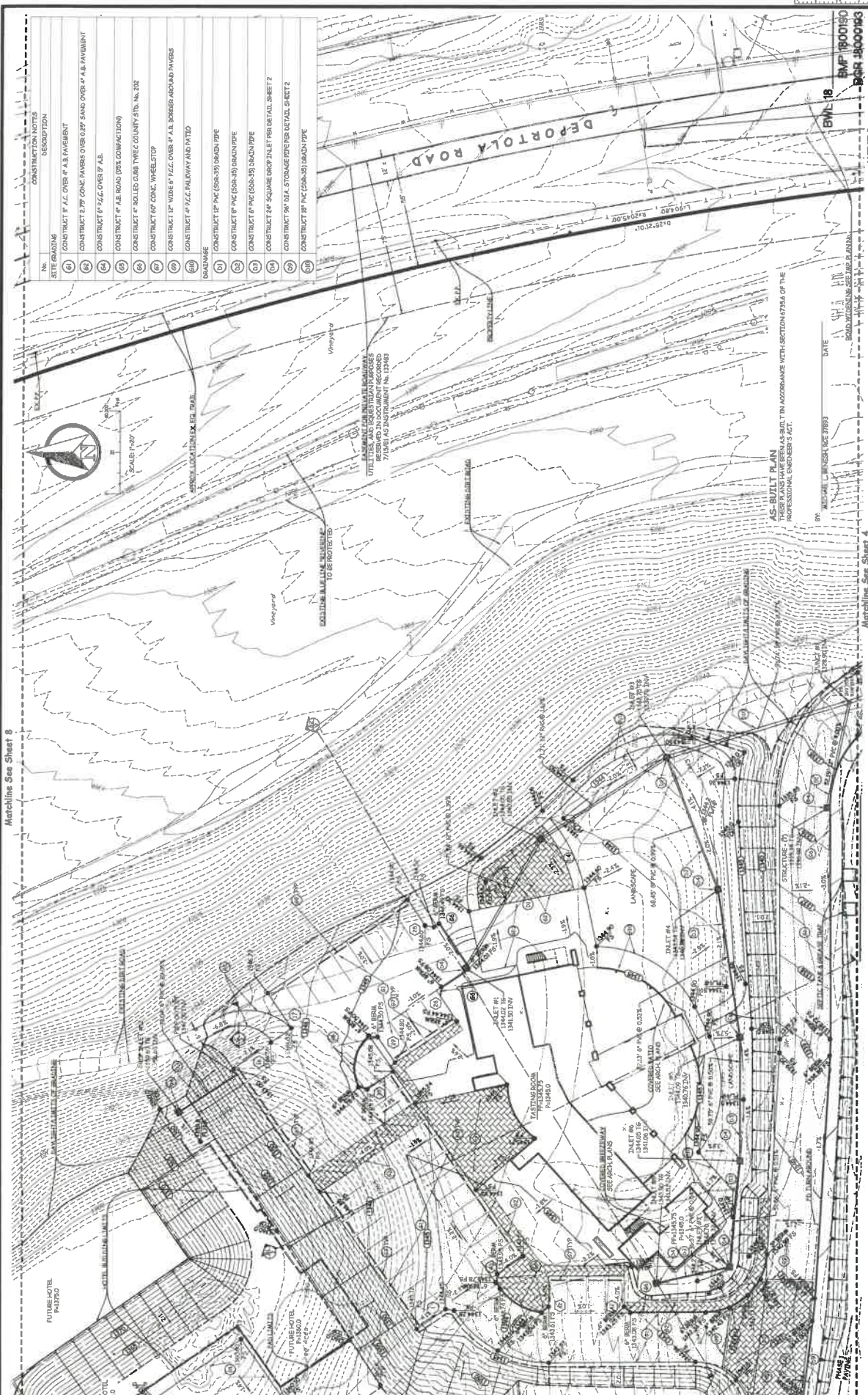
THIS PLAN IS THE PROPERTY OF MICHAEL WENSEL, SEE 37993. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL WENSEL, SEE 37993.

811

Know what's below.
 Call before you dig.

Matchlines See Sheet 8

Matchlines See Sheet 7



NO.	CONSTRUCTION	DESCRIPTION
01	CONSTRUCT 12" A.C. OVER 4" A.B. PAVEMENT	
02	CONSTRUCT 2" P. CONC. PAVEMENT OVER 2" SAND OVER 4" A.B. PAVEMENT	
03	CONSTRUCT 4" P.C.C. OVER 4" A.B.	
04	CONSTRUCT 4" A.B. ROAD OVER COMPACTION	
05	CONSTRUCT 4" ROLLED G.88 TYPE COUNTRY STB. NO. 202	
06	CONSTRUCT 6" CONC. WHEELSTOP	
07	CONSTRUCT 2" P.C.C. RAILWAY AND PATIO	
08	CONSTRUCT 12" P.C.C. (50K-35) GRADE PIPE	
09	CONSTRUCT 12" P.C.C. (50K-35) GRADE PIPE	
10	CONSTRUCT 12" P.C.C. (50K-35) GRADE PIPE	
11	CONSTRUCT 12" SQUARE DUCT INLET PER DETAIL SHEET 2	
12	CONSTRUCT 12" DIA. STORAGE TANK PER DETAIL SHEET 2	
13	CONSTRUCT 12" P.C.C. (50K-35) GRADE PIPE	



SCALE 1"=20'

UTILITIES AND STRUCTURAL PLANS RESERVED IN DOCUMENT RECORDED 7/10/11 AND INSTRUMENT NO. 131465

DOUBLE YELLOW LINES TO BE PROTECTED

DEPORTOLA ROAD

AS-BUILT PLAN THESE PLANS HAVE BEEN AS BUILT IN ACCORDANCE WITH SECTION 0724 OF THE PROFESSIONAL ENGINEER'S ACT.

DATE: _____ BY: MICHAEL L. WINKLER, P.E. 17893

PPT BROOD: _____ SHEET NO: **6**

DEPORTOLA WENRY
ROUGH / PRECISE GRADING PLANS

32420 DEPORTOLA BOULEVARD, TERRELLA, CA
COUNTY: _____ TELE. NO.: _____

MLB Engineering
Professional Civil Engineer and Land Surveyor
No. 10000
10000
10000
10000

DATE: _____

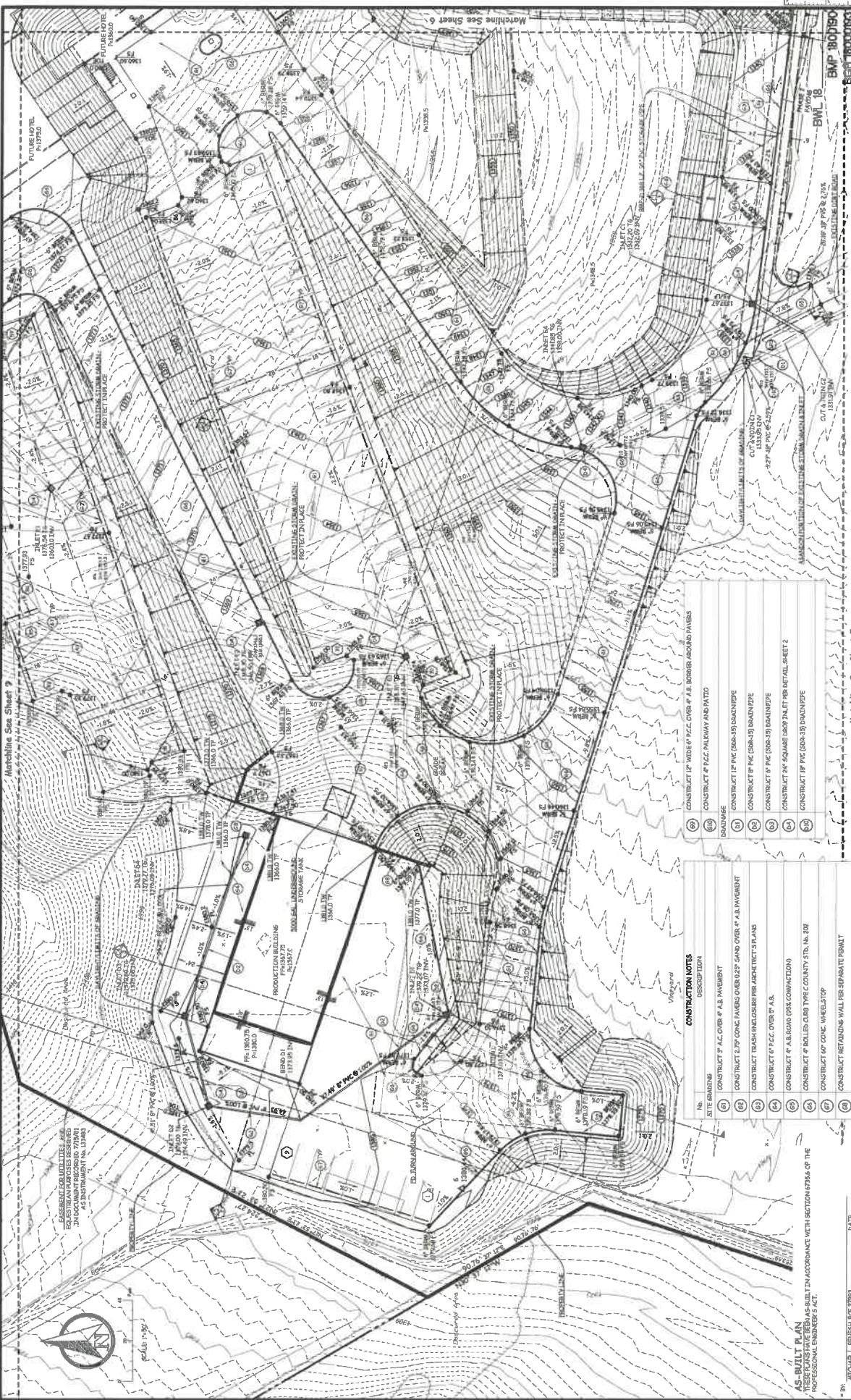


REVISIONS	DATE	COUNTY

THIS WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE UNTIL AN APPROVED PERMIT HAS BEEN ISSUED.

The engineer shall be held responsible for any errors or omissions in these plans. No part of these plans shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer.

811 Know what's below. Call before you dig.



PROJECT NO. 18000190
SHEET NO. 7
OF 15 SHEETS

DEPORTOLA WINERY
ROUGH / PRECISE GRADING PLANS

37440 DEPORTOLA ROAD, THERESA, CA
COUNTY: PLACER

DATE: 9/27/15

SCALE: 1"=40'

PREPARED BY: MICHAEL BENESE, LICENSED PROFESSIONAL ENGINEER

DATE: 9/27/15

PROJECT NO. 18000190
SHEET NO. 7
OF 15 SHEETS

DEPORTOLA WINERY
ROUGH / PRECISE GRADING PLANS

37440 DEPORTOLA ROAD, THERESA, CA
COUNTY: PLACER

DATE: 9/27/15

SCALE: 1"=40'

PREPARED BY: MICHAEL BENESE, LICENSED PROFESSIONAL ENGINEER

DATE: 9/27/15

811 Know what's below. Call before you dig.

811 TOLL FREE 1-800-485-4811

FOR MORE INFORMATION VISIT US AT WWW.CALIFORNIA811.COM

NO.	DESCRIPTION
01	CONSTRUCT 12" WIDE 6" P.C.C. OVER 4" A.B. BOARD AROUND PAVES
02	CONSTRUCT 4" P.C.C. WALKWAY AND W/DO
03	CONSTRUCT 12" P.C.C. (20x24) DRAINPIPE
04	CONSTRUCT 12" P.C.C. (20x24) DRAINPIPE
05	CONSTRUCT 24" SQUARE (20x24) T.A.P. DETAIL SHEET 2
06	CONSTRUCT 12" P.C.C. (20x24) DRAINPIPE

NO.	DESCRIPTION
07	CONSTRUCT 4" A.B. PAVEMENT
08	CONSTRUCT 2" 20" CONC. PAVES OVER 2" SAND OVER 4" A.B. PAVEMENT
09	CONSTRUCT TUGH ENCLOSURE PER ARCHITECT PLANS
10	CONSTRUCT 4" A.B. ROAD (19x4) COMPACTON
11	CONSTRUCT 4" A.B. ROAD (19x4) TYPE C COUNTY STD. NO. 208
12	CONSTRUCT 60" CONC. WHEELSTOP
13	CONSTRUCT RETAINING WALL PER SEPARATE PERMIT

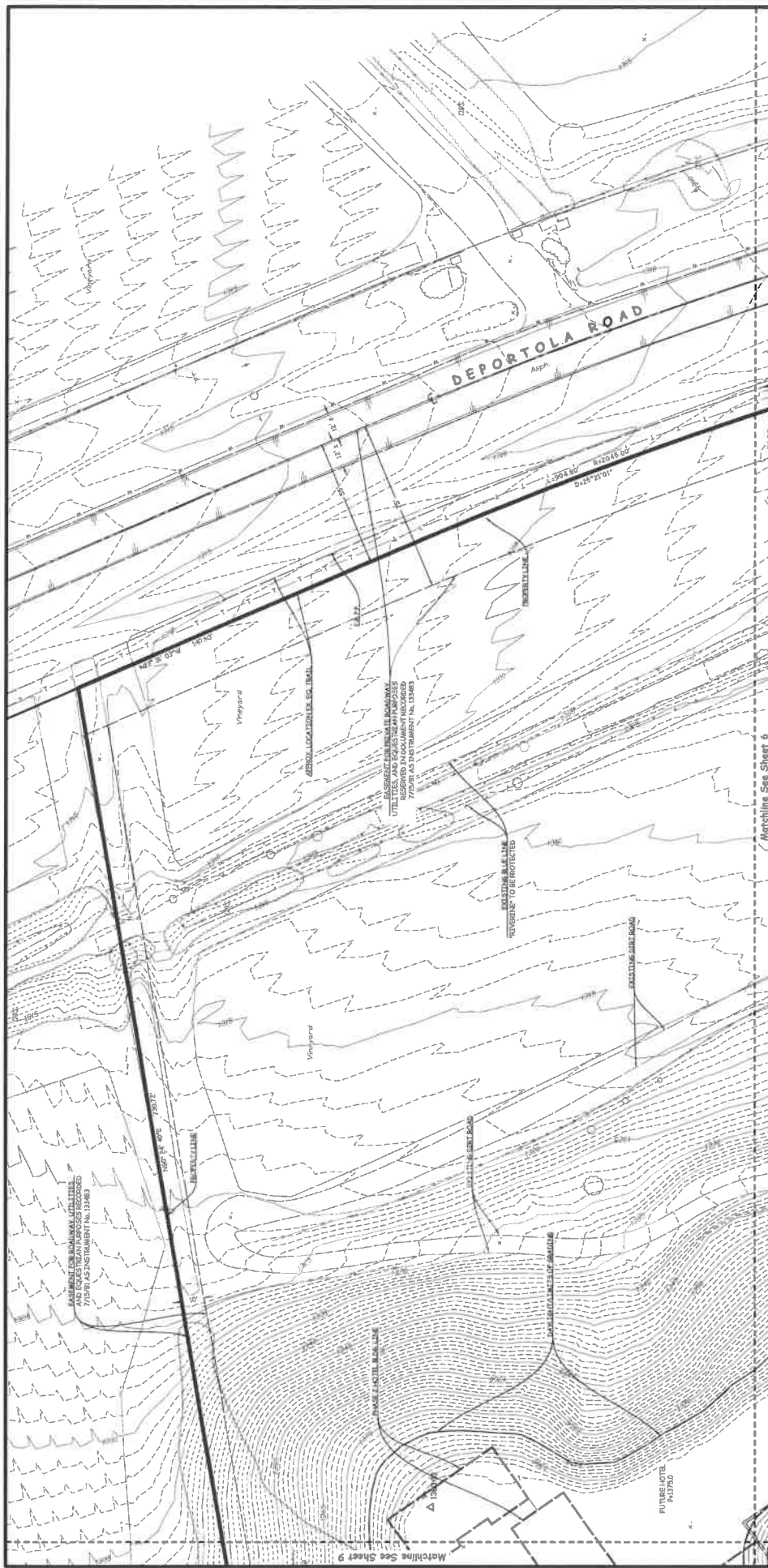
CONSTRUCTION NOTES

1. ALL WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN 811 CALL HAS BEEN MADE TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



AS-BUILT PLAN
 SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 97556 OF THE
 PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL BENESH, P.E. 11/19/21 DATE

BWL 18
 BMP 1800190
 BCR 18000193

WDID#



BY (C) BM: 1-0481 (ELEV 1462.24) (NAD83)
 CONTROL POINTS ARE CONTROL POINTS OF THE
 PROJECT AND ARE NOT TO BE USED FOR ANY OTHER
 PURPOSE. ALL ELEVATIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED. THE ENGINEER'S
 RESPONSIBILITY IS LIMITED TO THE DESIGN AND
 CONSTRUCTION OF THE PROJECT. THE USER OF
 THIS PLAN ASSUMES ALL LIABILITY FOR THE
 ACCURACY AND COMPLETENESS OF THE
 INFORMATION PROVIDED HEREON.

MLB
 Engineering
 Professional Civil Engineer and Land Surveyor
 License No. 17274 (CIVIL) License No. 50912 (LS)
 11111 1/2 ST. #100
 BAKERSFIELD, CALIFORNIA 93311
 PHONE: (805) 833-1111
 FAX: (805) 833-1112
 EMAIL: info@mlbeng.com



REAL ENGINEER
 SEAL

PREPARED BY: MICHAEL BENESH, P.E.
 DATE: 11/19/21

PROJECT NO. 18000193
 SHEET NO. 8
 OF 15 SHEETS

PROJECT NAME: DEPORTOLA WINERY
 ROUGH / PRECISE GRADING PLANS

PROJECT ADDRESS: 32460 DEPORTOLA ROAD, TERCESA, CA 93256
 COUNTY: TERCESA

DATE: 11/19/21

SCALE: 1" = 20'

PROJECT NO. 18000193
 SHEET NO. 8
 OF 15 SHEETS

DEPORTOLA WINERY
 ROUGH / PRECISE GRADING PLANS

32460 DEPORTOLA ROAD, TERCESA, CA 93256

811
 Know what's below.
 Call before you dig.

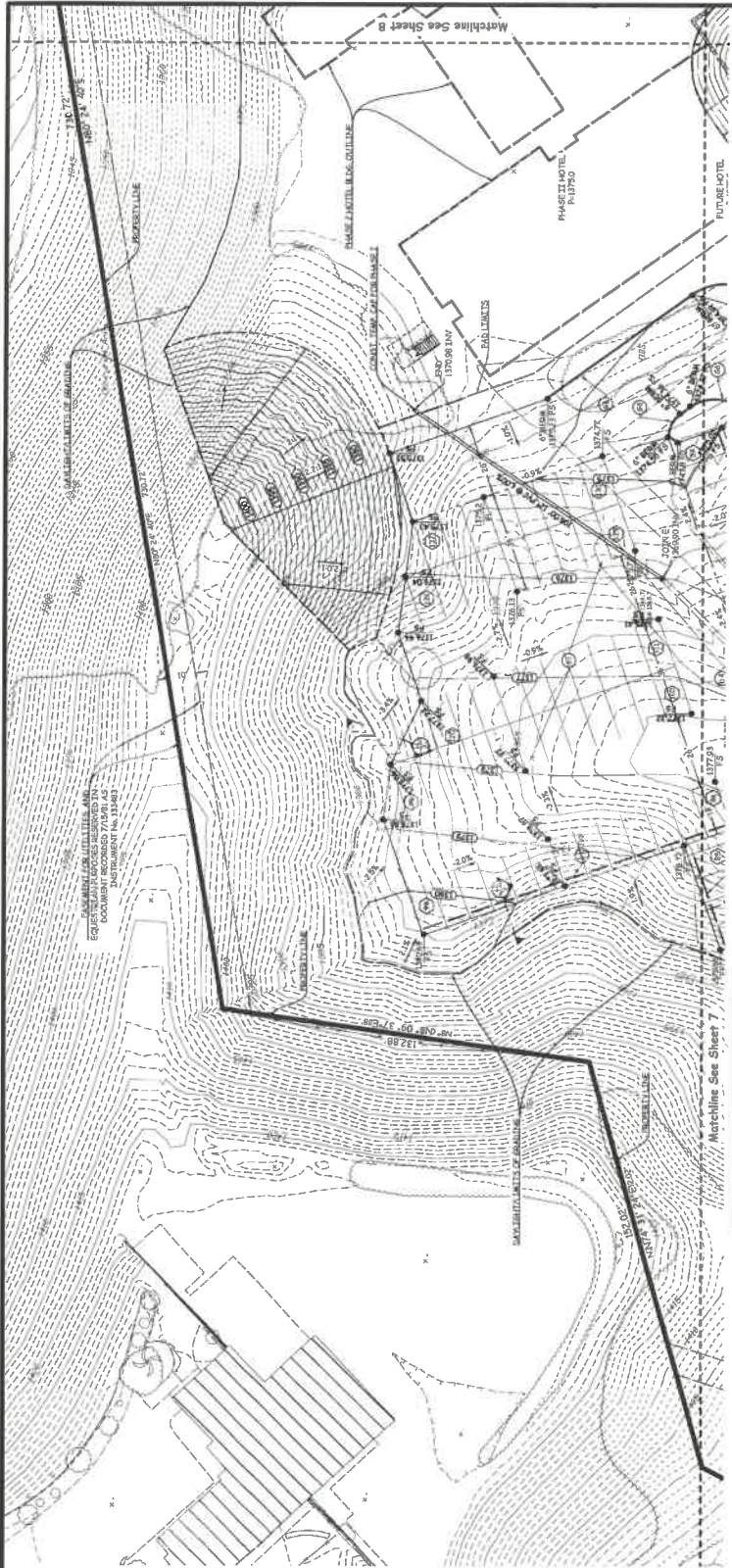
BASELINE FOR PERMITS AND RECORDS
 7/15/21 AS INSTRUMENT NO. 131483

EXISTING UTILITY LINE
 TO BE PROTECTED

EXISTING UTILITY LINE
 TO BE PROTECTED

Marchline See Sheet 6

Marchline See Sheet 9



NO.	CONSTRUCTION NOTES
1	CONSTRUCT 2" PVC COVER 4" A.B. INVERT
2	CONSTRUCT 4" ROLLER COVER TYPE C COUNTY STR. NO. 202
3	CONSTRUCT 4" CONC. INVERT STOP
4	CONSTRUCT 12" PVC COVER 30" DRAINPIPE



AS-BUILT PLAN
 TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 6736 OF THE
 PROFESSIONAL ENGINEER'S ACT.

BWL 18
 BMP 1800190
 BGR 18000193

WDID# _____
 PROJECT NO. 9
 DEPORTOLA WINERY
 ROUGH / PRECISE GRADING PLANS
 37440 DEPORTOLA ROAD, DEPORTOLA, CA
 COUNTY: _____
 SHEET NO. _____

REV CO. 01-10-01 ELEV. (NAD83) (NAD83)
 COLLASSED 20' VERTICALS ON DEPORTOLA RD
 FROM THE END OF PHASE II, 20' E OF C.D. 01
 OF PD (PHASE I), 7' NICE OF 1-1/2" TIRE
 MARKS (WITNESS POST E OF
 ADJACENT)

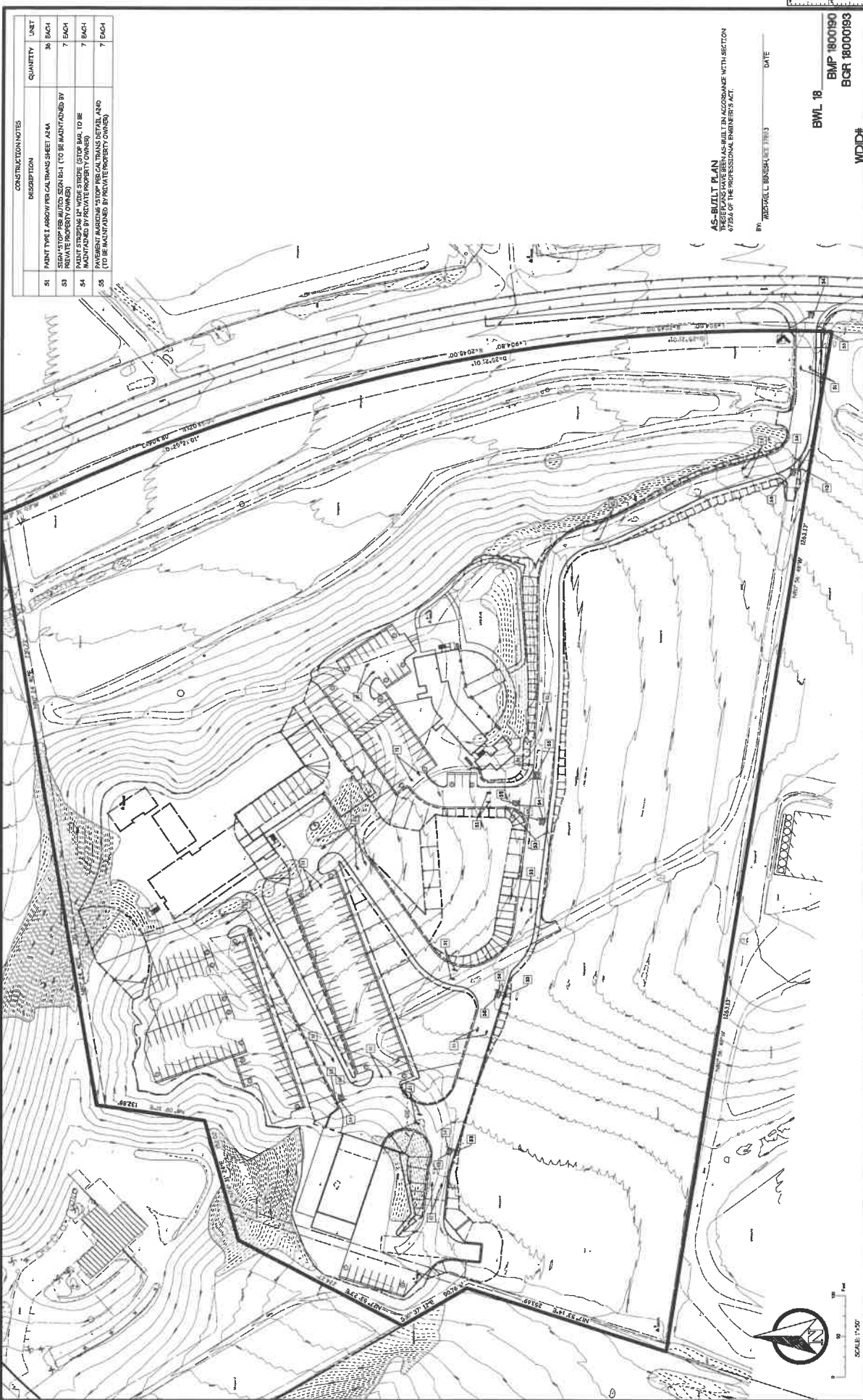
BY: JAMES L. BENSER, REG. 17993 DATE: _____
 SEAL-ENGINEER
MLB
Engineering
 Professional Civil Engineer and Land Surveyor
 14000 1st Street, Suite 100, San Diego, CA 92128
 (619) 594-1111
 BENSER@MLBENGINEERING.COM



NO.	REVISIONS	DATE	INITIALS
1	AS-BUILT PLANS		
2	ADDED TO SHEET		

THE WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE UNTIL AN OFFICIAL PERMIT HAS BEEN ISSUED.
 The engineer shall be responsible for the accuracy and acceptability of the design and construction. The engineer shall be responsible for the construction of the work shown on these plans and for the safety of the work.

811
 Know whats below.
 Call before you dig.



CONSTRUCTION NOTES	DESCRIPTION	QUANTITY	UNIT
51	PAINT TYPE 1 (ARROW) PER CALTRANS SHEET 1A4A	36	EACH
52	SIGN STOP PER AUTO SIGN SHEET (TO BE MAINTAINED BY PRIVATE PROPERTY OWNER)	7	EACH
53	PAINT STRIPING 12" WHITE STRIPE (5/8" BAR) TO BE MAINTAINED BY PRIVATE PROPERTY OWNER	7	EACH
54	PAVEMENT MARKING STOP PER CALTRANS RETAIL AND SIGN SHEET (TO BE MAINTAINED BY PRIVATE PROPERTY OWNER)	7	EACH
55	PAVEMENT MARKING STOP PER CALTRANS RETAIL AND SIGN SHEET (TO BE MAINTAINED BY PRIVATE PROPERTY OWNER)	7	EACH

AS-BUILT PLAN
 THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 67504 OF THE PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL BRUSHKOVICH T1913 DATE: _____

BWL 18
 BMP 1800190
 BCR 18000193

WDD# _____
 DEPORTOLA WINERY
 ROUGH / PRECISE GRADING PLANS
 ON-SITE STRIPING PLAN

REVISED PER 10-01-18 (1A4A) (NADORS)
 COLLISION OF ARROWS AND ON-SITE STRIPING
 FROM THE INT OF PARADISE DR & E OF C.L. OF
 OFF OF (REDACTED), 7' A/C OF 14-02, THESE
 PLANS SHALL BE MAINTAINED BY PRIVATE PROPERTY OWNER

MLB
 Engineering
 Professional Civil Engineer and Land Surveyor
 License No. 50433, State of California, Exp. 12/31/2025
 15150 E. 15th Avenue, Suite 100, Denver, CO 80232
 Phone: (303) 751-7100
 Email: mlb@mlbeng.com



NO.	DATE	BY	ENGINEER	REVISIONS
1	10/1/18	M.B.	AS-BUILT PLANS	AS-BUILT PLANS

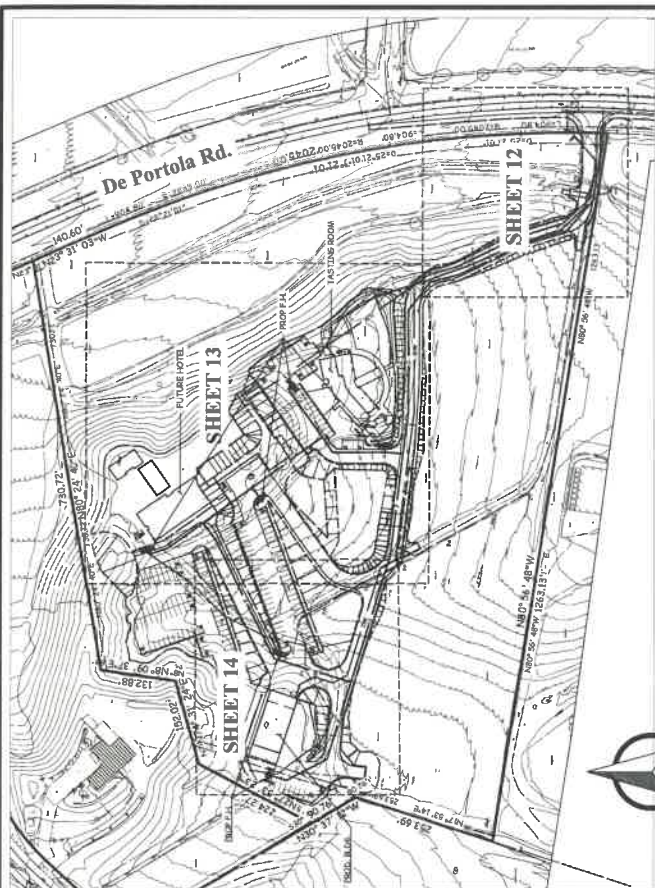
NOTE: THESE CONTRACTS WITH THESE PLANS SHALL NOT COMMENCE UNTIL AN APPROVED GRADING PERMIT HAS BEEN ISSUED.
 This contract includes the design of the grading and striping. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the construction is in accordance with the approved plans. The contractor shall be responsible for maintaining the plan for approval by the county.

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 Know what's below.
 Call before you dig.



SCALE: 1"=50'





ON-SITE WATER INDEX MAP
SCALE: 1"=40'



NO.	DESCRIPTION	QUANTITY	UNIT
(M)	ON-SITE WATER IMPROVEMENTS		
(M1)	CONSTRUCT 6" PVC C-900 DS-14 FIRE SERVICE MAIN W/REINFORCED JOINTS PER AISC D WATER STANDARD DRAWING	2394	LF
(M2)	CONSTRUCT 6" REINFORCED WEDGE GATE VALVE (R00P3) T&PL	11	EACH
(M3)	CONSTRUCT 6" FITTINGS W/ HIGH RELIEF CONNECTIONS	24	EACH
(M4)	CONSTRUCT 6" PVC C-900 DS-14 DOMESTIC WATER MAIN W/REINFORCED JOINTS PER AISC D WATER STANDARD DRAWING	958	LF
(M5)	CONSTRUCT 6" REINFORCED WEDGE GATE VALVE (R00P3) T&PL	2	EACH
(M6)	CONSTRUCT 6" FITTINGS W/ HIGH RELIEF CONNECTIONS	14	EACH
(M7)	CONSTRUCT 4" 40" REINFORCED RING	1	EACH
(M8)	CONSTRUCT 2" PVC SORED 80 WATER SERVICE W/ 40" MINIMUM COVER AND SOLVENT WELDED JOINTS	313	LF
(M9)	CONSTRUCT 6" BELOW GRADE BLOW OFF PER RANCHO WATER STANDARD DRAWING RW-4.	3	EACH

CONSTRUCTION NOTES

- ON-SITE WATER IMPROVEMENTS
- CONSTRUCT 6" PVC C-900 DS-14 FIRE SERVICE MAIN W/REINFORCED JOINTS PER AISC D WATER STANDARD DRAWING
- CONSTRUCT 6" REINFORCED WEDGE GATE VALVE (R00P3) T&PL
- CONSTRUCT 6" FITTINGS W/ HIGH RELIEF CONNECTIONS
- CONSTRUCT 6" PVC C-900 DS-14 DOMESTIC WATER MAIN W/REINFORCED JOINTS PER AISC D WATER STANDARD DRAWING
- CONSTRUCT 6" REINFORCED WEDGE GATE VALVE (R00P3) T&PL
- CONSTRUCT 6" FITTINGS W/ HIGH RELIEF CONNECTIONS
- CONSTRUCT 4" 40" REINFORCED RING
- CONSTRUCT 2" PVC SORED 80 WATER SERVICE W/ 40" MINIMUM COVER AND SOLVENT WELDED JOINTS
- CONSTRUCT 6" BELOW GRADE BLOW OFF PER RANCHO WATER STANDARD DRAWING RW-4.

AS BUILT PLAN
THESE PLANS WERE PREPARED AS BUILT IN ACCORDANCE WITH SECTION 07310 OF THE
PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL L. BENSER, INC./EIR/09 DATE: _____ W/D/D: # _____
BMP 1800190
BGR 18000183

PROJECT NO. 11
SHEET NO. 11 OF 13 SHEETS
COUNTY OF REVERSHIDE
OFFICE ADDRESS
10015 DEPORTOLA RD., SUITE 101
REVERSHIDE, CA 92370
ON-SITE WATER DETAILS & INDEX MAP
37446 DEPORTOLA ROAD, TEMECULA, CA

SCALE: 1"=40'
DATE: _____
BY: _____
DATE: _____

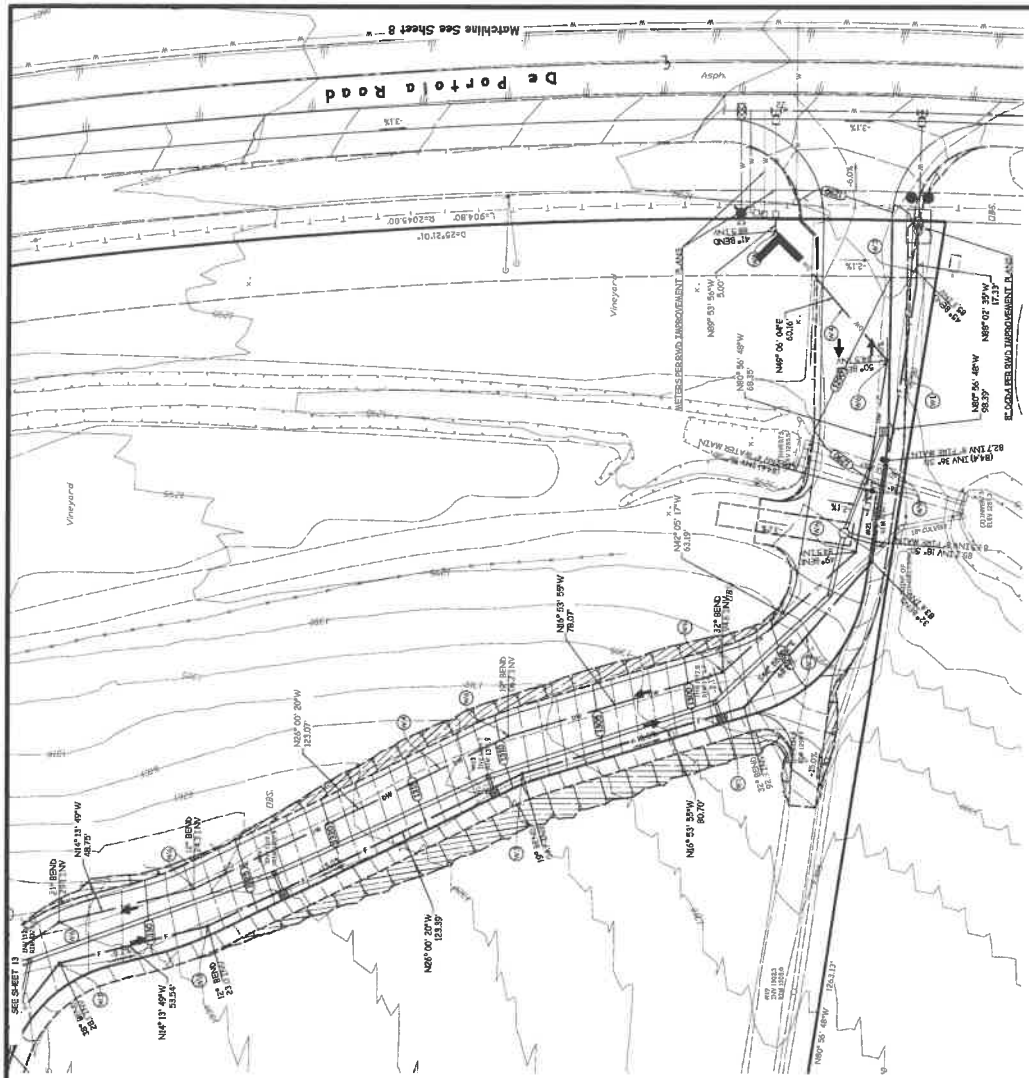
MLB Engineering
Professional Civil Engineer and Land Surveyor
State of California License No. 45702
Professional Seal
MICHAEL L. BENSER, INC./EIR/09



APPROVED BY: _____ DATE: _____ COUNTY: _____
REVISIONS: _____

NOTES:
THE WORK CONTAINED WITHIN THESE PLANS
SHALL NOT BE COMPLETED UNTIL AN
APPROPRIATE PERMIT HAS BEEN OBTAINED.
THESE PLANS WERE PREPARED AS BUILT IN ACCORDANCE WITH SECTION 07310 OF THE
PROFESSIONAL ENGINEER'S ACT.
THE PRIVATE ENGINEER DESIGNING THESE PLANS IS RESPONSIBLE FOR
THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO HIM BY THE
OWNER AND FOR THE RESULTS OF HIS DESIGN AND CALCULATIONS AND FOR THE
COMPLETION OF THE WORK IN ACCORDANCE WITH THE PERMITTING AGENCIES
AND THE REQUIREMENTS OF THE CONTRACT.

811
Know what's below.
Call before you dig.



BWL 18
 EMP 1800190
 BCR 1800193
 WJID#

DEPORTOLA WINERY
 ROUGH / PRECISE GRADING PLANS
 ON-SITE WATER

37440 DEPORTOLA ROAD, TEMECULA, CA
 W.O.
 11/17/10
 FILE NO.

REV CO BLD 11/18/10 BLD 11/22/10 (NADIR)
 CYLINDERS 5/9 IN PLACE ON DEPORTOLA RD
 OF PRE-ESTABLISHED, 1" NADIR OF 1/2" TREE.
 DEPORTOLA WINERY, 37440 DEPORTOLA RD
 TEMECULA, CA 92591
 PROJECT NO. 1800193
 DATE 9/2/15

MLB Engineering
 Professional Civil Engineers and Land Surveyors
 1000 S. CALIFORNIA AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 MICHAEL L. BERNISKI, P.E.



AS-BUILT PLAN
 THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 91361.4 OF THE
 PROFESSIONAL ENGINEER'S ACT.

BY MICHAEL L. BERNISKI, P.E. 9/2/15 DATE

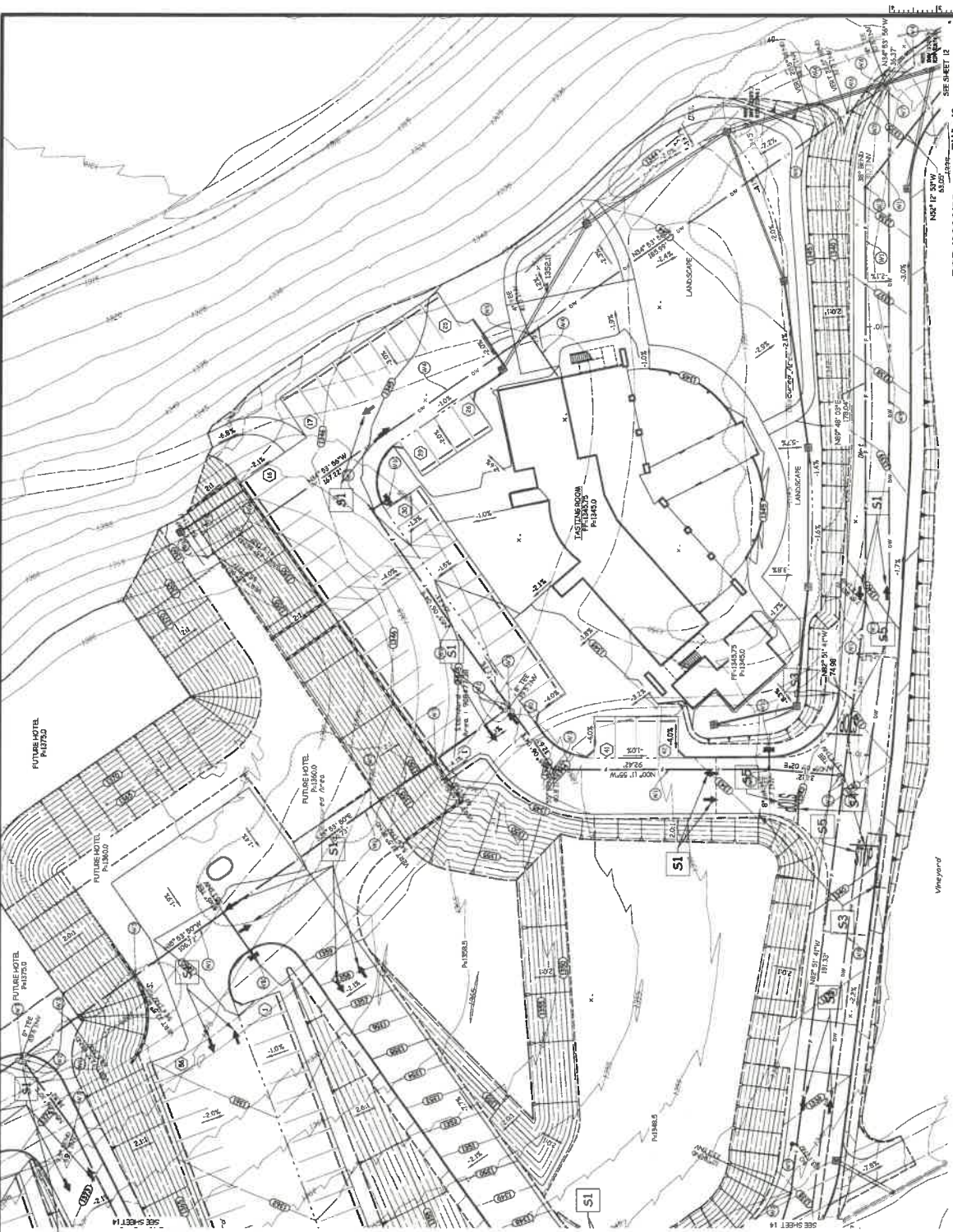
No.	CONSTRUCTION NOTES
(01)	ON-SITE WATER IMPROVEMENTS CONSTRUCT 1" PVC 2000 D.A.M. FIRE SERVICE MAIN W/STRAINED JOINTS PER ANCO WATER STANDARD DRAWINGS RW-18B CONSTRUCT 1" RESILIENT W/86 GATE VALVE (200 P.S.I.) FLAP
(02)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(03)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(04)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(05)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(06)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(07)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(08)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP
(09)	CONSTRUCT 1" FITTINGS W/86 GATE VALVE (200 P.S.I.) FLAP

THE WORK CONTAINED WITHIN THESE PLANS
 SHALL NOT COMMENCE UNTIL AN
 EXISTING PERMIT HAS BEEN OBTAINED
 PERMIT HAS BEEN ISSUED.
 The professional engineer standing above these plans is responsible for the
 accuracy of the information contained herein and for the proper
 interpretation of the same. The engineer's liability is limited to the
 work shown on these plans and does not extend to the design of the
 work shown on these plans.

811
 Know what's below.
 Call before you dig.



SCALE: 1"=20'
 DATE: 9/2/15



BGR 18000193 BWL 18 BMP 1800190
SEE SHEET 12

WDJD#

DEPORTOLA WINERY
ROUGH / PRECISE GRADING PLANS
ON-SITE WATER

3740 DEPORTOLA ROAD, TEMECULA, CA
COUNTY: CALIF. NO. OF SHEETS: 13

FOR: W.O. TITLE NO.

REVISIONS

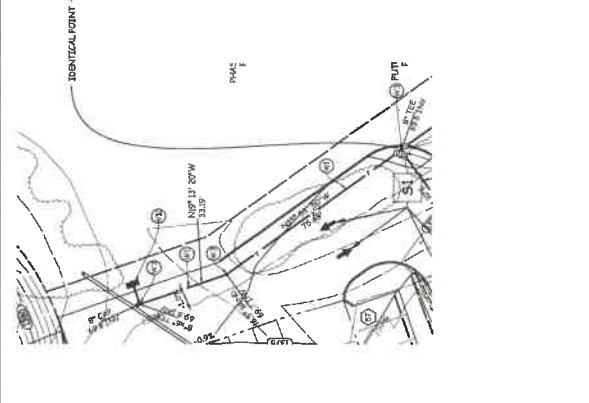
NO.	DATE	BY	DESCRIPTION
1	07/16	AS-BUILT PLANS	
2	07/17	AS-BUILT PLANS	

APPR. DATE COUNTY

SEAL-ENGINEER

MLB Engineering
Professional Civil Engineer and Land Surveyor
No. 11001 License No. 12345
State of California
Exp. 12/31/2024

PREPARED BY: MICHAEL L. RENESE, P.E. 12/31/2024



No.	CONSTRUCTION NOTES
01	ON-SITE WATER IMPROVEMENTS
02	CONSTRUCT 4\"/>
03	CONSTRUCT 4\"/>
04	CONSTRUCT 4\"/>
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100	CONSTRUCT 4\"/>

AS-BUILT PLAN
TEMPERATURE WAREHOUSE AS-BUILT IN ACCORDANCE WITH SECTION 0264 OF THE
PROFESSIONAL ENGINEER'S ACT.

BY: MICHAEL L. RENESE, P.E. 12/31/2024 DATE



811

Know what's below.
Call before you dig.



AS-BUILT PLAN
 THESE PLANS HAVE BEEN AS-BUILT IN ACCORDANCE WITH SECTION 91556 OF THE PROFESSIONAL LANDSCAPE ACT.

DATE: _____ WIDID#: _____

EMP 18000190
 BCR 18000193

PROJECT NO.	14
CLIENT	DEPORTOLA WINERY ROUGH / PRECISE GRADING PLANS ON-SITE WATER
PROJECT ADDRESS	37140 DEBOR TOLL ROAD, TEMECULA, CA
DATE	11/20/15
SCALE	1"=20'
PROJECT FILE NO.	18000190

BY: MICHAEL L. BROWN, LICENSE 18093

RECORD DRAWING PER 915234 (MAY 08)
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.



NO.	DATE	REVISIONS

No.	CONSTRUCTION NOTES
001	ON-SITE WATER IMPROVEMENTS
002	CONSTRUCT 8" PVC 6000 PSI FIRE SERVICE MAIN W/ 1" RATED 20' X 20' SANDWICH MANHOLES PER STANDARD DRAWING RW-208
003	CONSTRUCT 4" RESILIENT FIBRE GATE VALVE (RDFV) FLAP
004	CONSTRUCT 4" FITTINGS W/ 1" RATED 20' X 20' SANDWICH MANHOLES
005	CONSTRUCT 4" PVC 6000 PSI DOMESTIC WATER MAIN W/ 1" RATED 20' X 20' SANDWICH MANHOLES
006	CONSTRUCT 4" RESILIENT FIBRE GATE VALVE (RDFV) FLAP
007	CONSTRUCT 4" FITTINGS W/ 1" RATED 20' X 20' SANDWICH MANHOLES
008	CONSTRUCT 4" 1/2" 45° REDUCING BEND
009	CONSTRUCT 4" BELOW GRADE BLOW OFF PER MANHOLES PER STANDARD DRAWING RW-208
010	CONSTRUCT 4" 1/2" 45° REDUCING BEND
011	CONSTRUCT 4" 1/2" 45° REDUCING BEND
012	CONSTRUCT 4" 1/2" 45° REDUCING BEND
013	CONSTRUCT 4" 1/2" 45° REDUCING BEND
014	CONSTRUCT 4" 1/2" 45° REDUCING BEND
015	CONSTRUCT 4" 1/2" 45° REDUCING BEND
016	CONSTRUCT 4" 1/2" 45° REDUCING BEND
017	CONSTRUCT 4" 1/2" 45° REDUCING BEND
018	CONSTRUCT 4" 1/2" 45° REDUCING BEND
019	CONSTRUCT 4" 1/2" 45° REDUCING BEND
020	CONSTRUCT 4" 1/2" 45° REDUCING BEND

THE WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE COMPLETED UNTIL AN APPROVED PERMIT HAS BEEN OBTAINED FROM THE LOCAL AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

818

Know what's below.
 Call before you dig.

SCALE: 1"=20'



SHEET 1 OF 1

De Portola Winery
WQMP SITE PLAN
3740 DEPORTOLA ROAD, TEMECULA, CA

MLB Engineering
Professional Civil Engineers and Land Surveyors
Richard L. Brown, P.E., License No. 45789
Michael L. Brown, P.E., License No. 57893
Richard L. Brown, P.E., License No. 57893
Richard L. Brown, P.E., License No. 57893

SEAL-ENGINEER

PROPOSED BY:

NO. DATE DESCRIPTION REVISIONS

DATE 02/28/18

PROJECT SITE ACREAGE CALCULATION

NET AGGREGATE (PHASE 1 & 2) 909,310 SF (24.47%)
 VINEYARD PLANTED AREAS 665,910 SF (72.75%)
 OLIVE TREE AREA 18,540 SF (2.78%)

PROJECT PERMITS

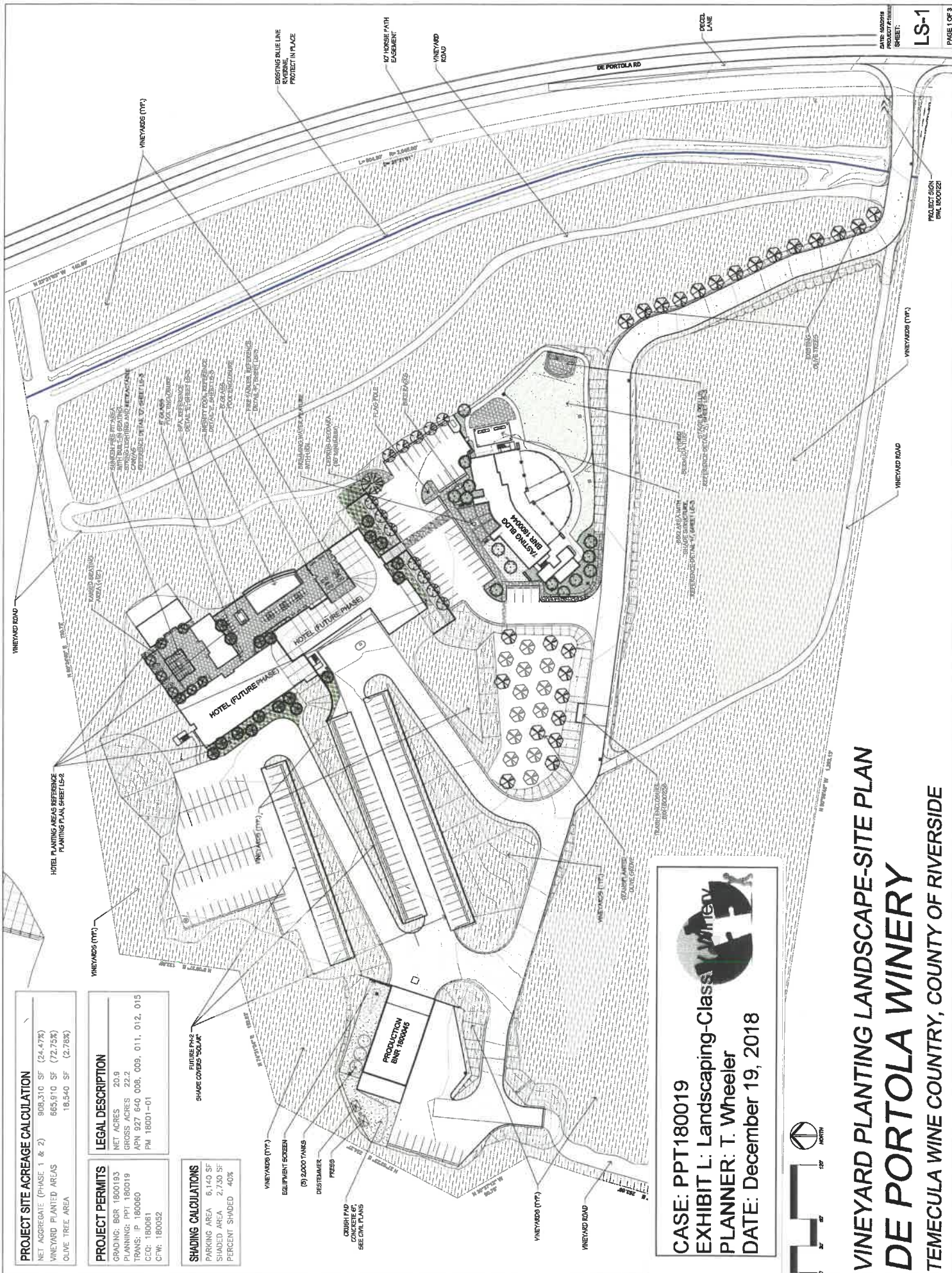
GRADING: BGR 1800193
 PLANNING: PPT 180019
 TRANS: TP 180060
 CCR: 180061
 CTR: 180052

LEGAL DESCRIPTION


NET ACRES 20.9
 GROSS ACRES 22.2
 APN 927 640 008, 009, 011, 012, 015
 PM 18001-01

SHADING CALCULATIONS

PARKING AREA 6,140 SF
 SHADED AREA 2,730 SF
 PERCENT SHADED 40%



















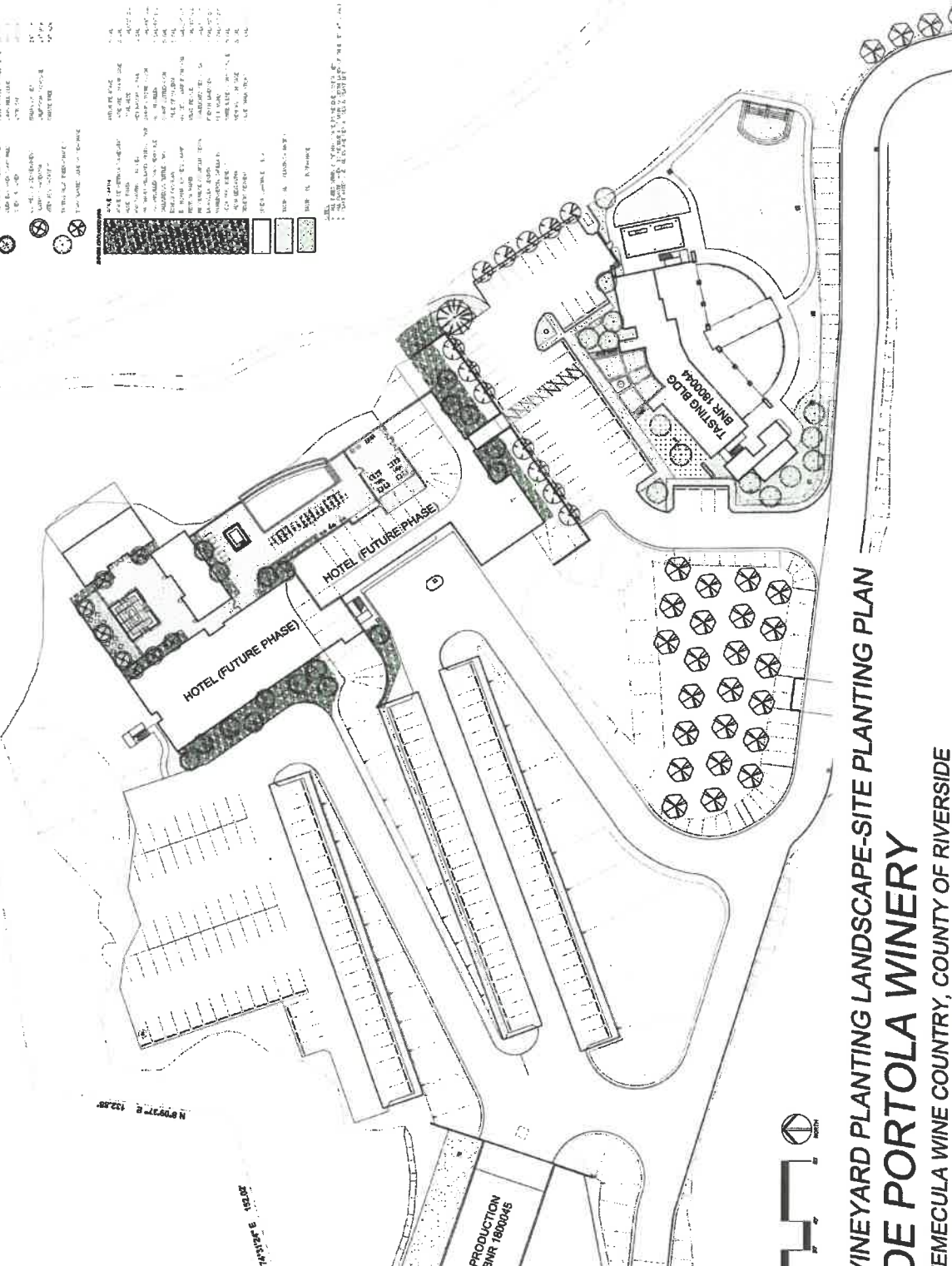
CASE: PPT180019
EXHIBIT L: Landscaping-Class
PLANNER: T. Wheeler
DATE: December 19, 2018




VINEYARD PLANTING LANDSCAPE-SITE PLAN
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE

PLANTING LEGEND:

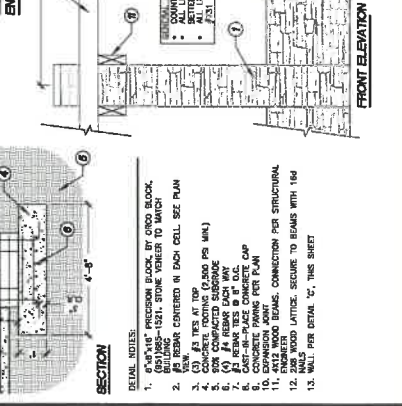
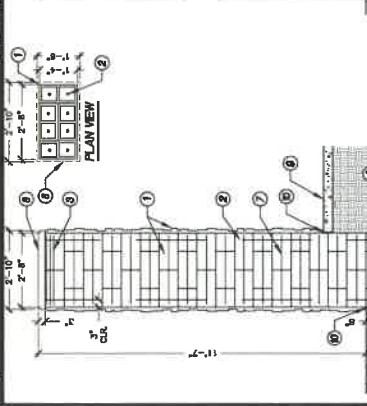
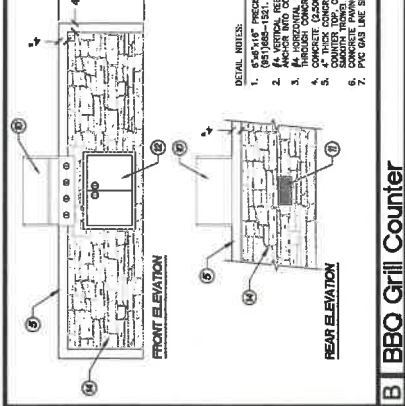
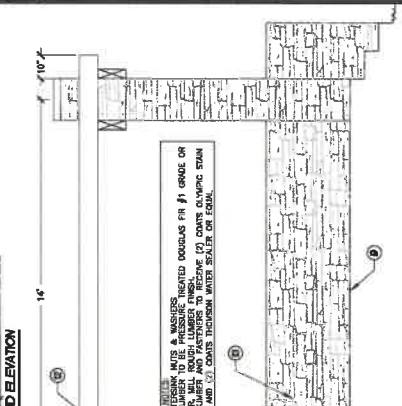
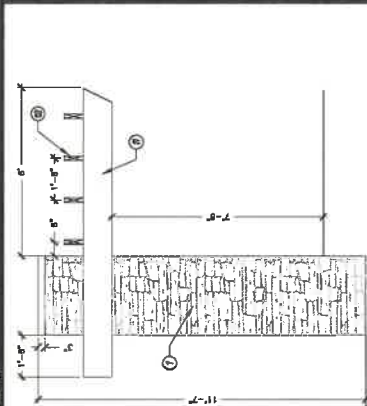
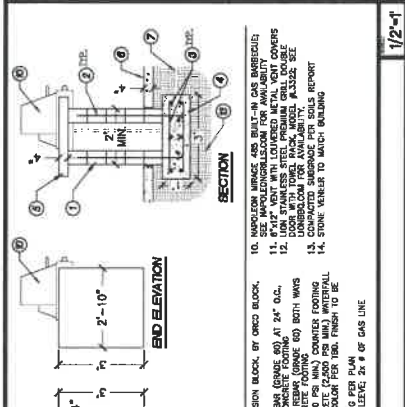
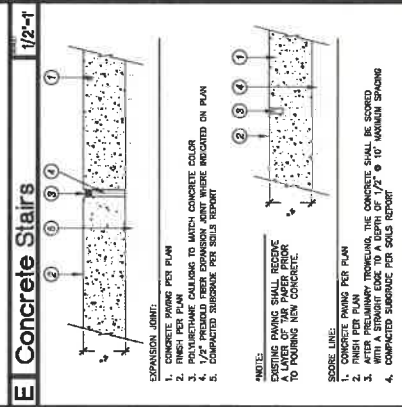
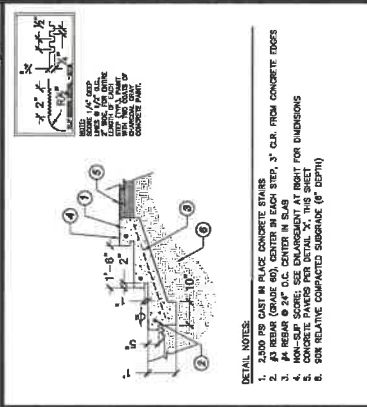
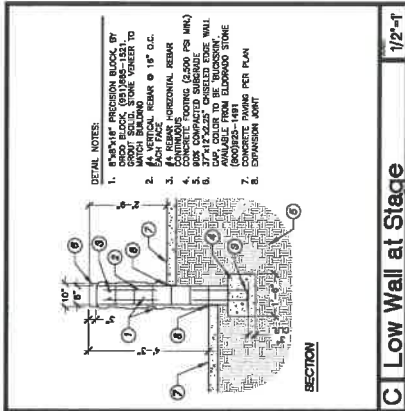
	MATURE TREE	30"	1/2"
	YOUNG TREE	24"	1/4"
	SHRUB	18"	1/4"
	SMALL SHRUB	12"	1/4"
	GROUND COVER	6"	1/4"
	VINE	4"	1/4"
	PLANT BED	-	-
	LAWN	-	-
	BARE SOIL	-	-
	MULCH	-	-
	GRAVEL	-	-
	SAND	-	-
	CONCRETE	-	-
	ASPHALT	-	-
	DRIVEWAY	-	-
	PARKING SPACE	-	-



VINEYARD PLANTING LANDSCAPE-SITE PLANTING PLAN
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



Know what's below.
 Call before you dig.





LANDSCAPE ARCHITECTURE
 4449 Redden Ave.
 Menlo Park, CA 94024
 Phone: (650) 334-0780
 Fax: (650) 334-0319
 www.landscape.com

DE PORTOLA WINERY
 RTM DEVELOPMENT
 28465 Old Town Front St. #811
 Menlo Park, CA 94025

JOB NUMBER: 180532
 DRAWN BY: AAR
 CHECKED BY: SAR
 DATE: 7/19/18
 REVISIONS:

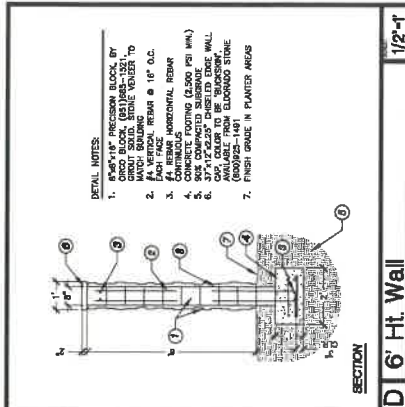


CONSTRUCTION DETAILS

SCALE: AS NOTED

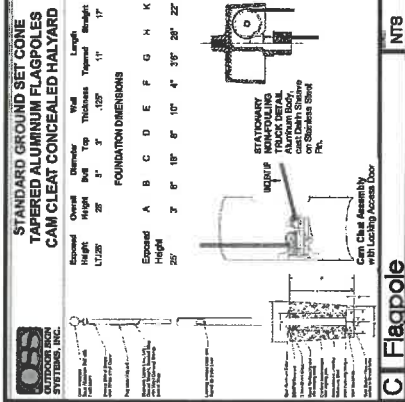


LC-3
 SHEET 4 OF 8



- DETAIL NOTES:**
1. 6"x6"x1" PRECAST BLOCK BY CONCO BLOCK (651)983-1321, MATCH SOUNDING
 2. #4 VERTICAL REBAR @ 16" O.C.
 3. #4 REBAR HORIZONTAL REBAR
 4. CONCRETE FOOTING (2500 PSI MIN), 6" MIN. COMPACTED SUBGRADE
 5. 2" EPS INSULATION, 1/2" WALL, EPS, COLOR TO BE SUBMITTAL (650)925-1401
 6. ELBORADO STONE
 7. FINISH GRADE IN PLANTER AREAS

SECTION



STANDARD GROUND SET CONE TAPERED ALUMINUM FLAGPOLES CAM CLEAT CONCEALED HALYARD

Removed Height	Overall Height	Base Diameter	Wall Thickness	Top Diameter	Top Height	Top Width	Top Length
12.00"	20"	3"	3"	3"	12"	11"	17"

FOUNDATION DIMENSIONS

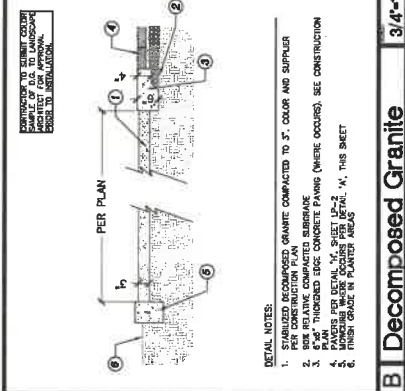
Exposed Height	A	B	C	D	E	F	G	H	K
20"	3"	8"	8"	10"	4"	3"	28"	28"	22"

DETAIL NOTES:

1. FLAGPOLE BY MOUNTING HARDWARE
2. CONCRETE FOOTING (2500 PSI MIN), 6" MIN. COMPACTED SUBGRADE
3. 2" EPS INSULATION, 1/2" WALL, EPS, COLOR TO BE SUBMITTAL (650)925-1401
4. ELBORADO STONE
5. FINISH GRADE IN PLANTER AREAS

NTS

D 6' Ht. Wall

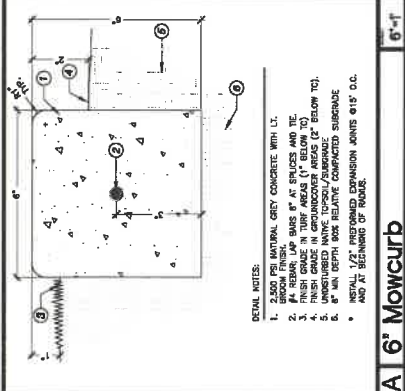


DETAIL NOTES:

1. STABILIZED DECOMPOSED GRANITE COMPACTED TO 3" COLOR AND SUPPLIER PER DISTRIBUTION PLAN
2. FINISH GRADE IN PLANTER AREAS
3. 6"x6" THICKENED SOCC CONCRETE PAVING (WHERE OCCURS), SEE CONSTRUCTION PLAN
4. FINISH GRADE IN PLANTER AREAS
5. UNDESIGNED WHITE TOPSOIL/SUBGRADE
6. UNDESIGNED WHITE TOPSOIL/SUBGRADE
7. FINISH GRADE IN PLANTER AREAS

3/4"-1

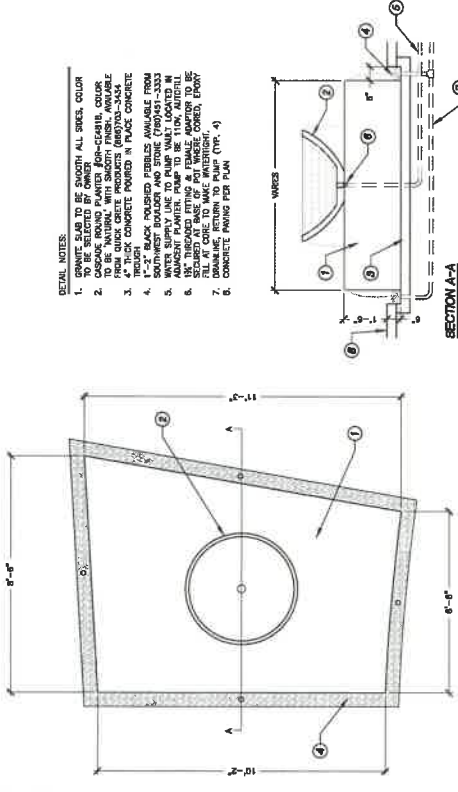
C Flagpole



- DETAIL NOTES:**
1. 6"x6" PRECAST BLOCK BY CONCO BLOCK (651)983-1321, MATCH SOUNDING
 2. #4 VERTICAL REBAR @ 16" O.C.
 3. #4 REBAR HORIZONTAL REBAR
 4. CONCRETE FOOTING (2500 PSI MIN), 6" MIN. COMPACTED SUBGRADE
 5. 2" EPS INSULATION, 1/2" WALL, EPS, COLOR TO BE SUBMITTAL (650)925-1401
 6. ELBORADO STONE
 7. FINISH GRADE IN PLANTER AREAS

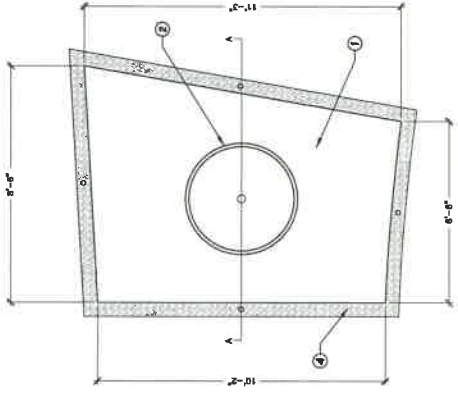
6'-0"

B Decomposed Granite

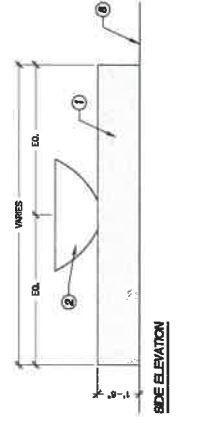


- DETAIL NOTES:**
1. FINISH GRADE TO BE SUBMITTAL
 2. CONCRETE FOOTING (2500 PSI MIN), 6" MIN. COMPACTED SUBGRADE
 3. 2" EPS INSULATION, 1/2" WALL, EPS, COLOR TO BE SUBMITTAL (650)925-1401
 4. ELBORADO STONE
 5. FINISH GRADE IN PLANTER AREAS

SECTION A-A



PLAN VIEW



SIDE ELEVATION

1/2"-1

H

E Water Feature

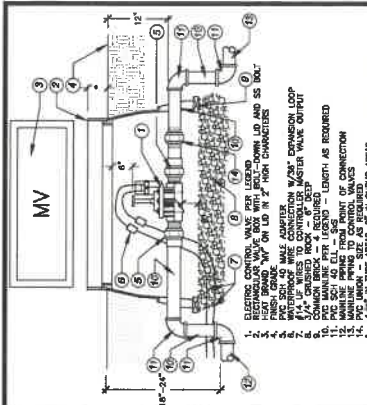


IRRIGATION DETAILS

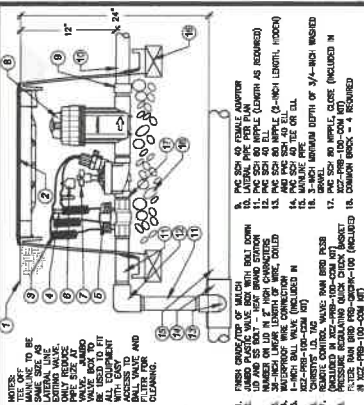
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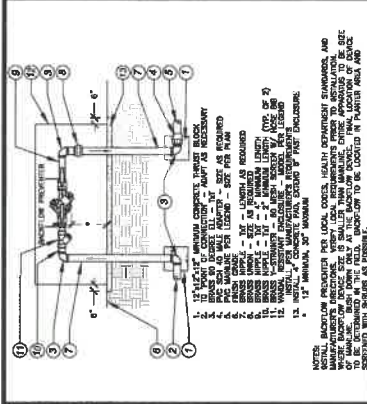
LI-2
 SHEET 6 OF 9



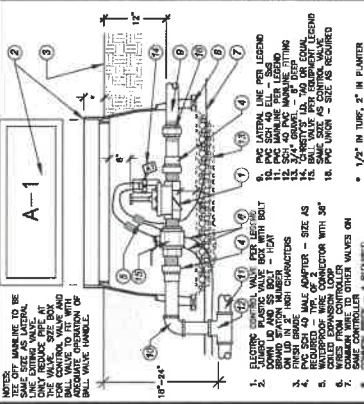
D Master Valve



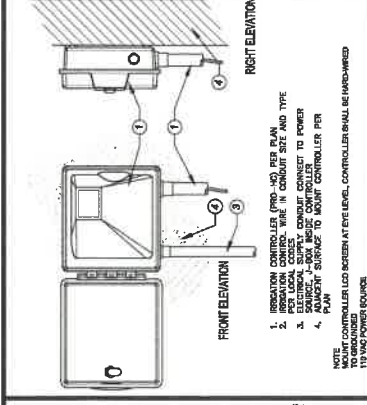
H Drip Control Valve Assembly



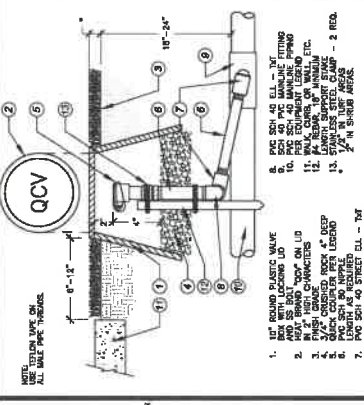
C Backflow Preventer



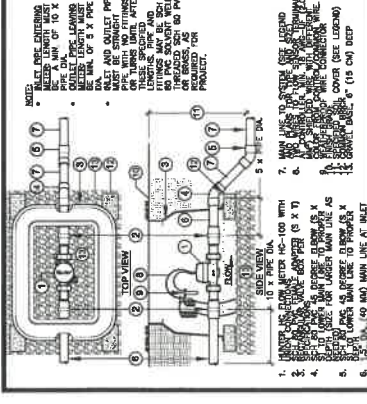
G Remote Control Valve



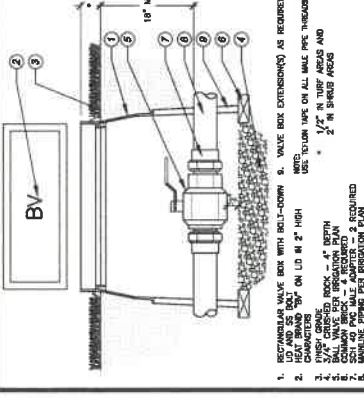
B Controller Installation



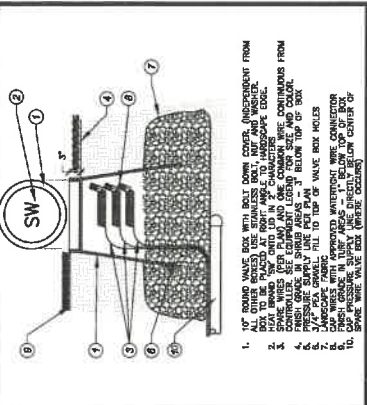
E Ball Valve



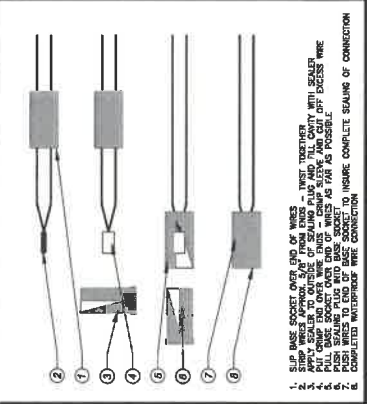
A Flow Meter



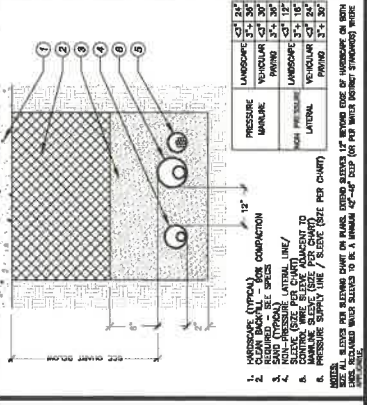
I Trenching



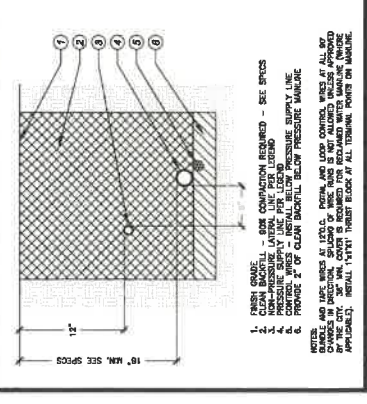
L Spare Wire Box



K Wire Connections



J Sleeve



I Trenching



IRRIGATION DETAILS

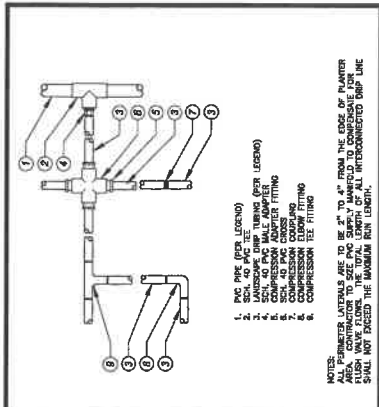
SCALE: AS NOTED



Know what's below.
Call before you dig.

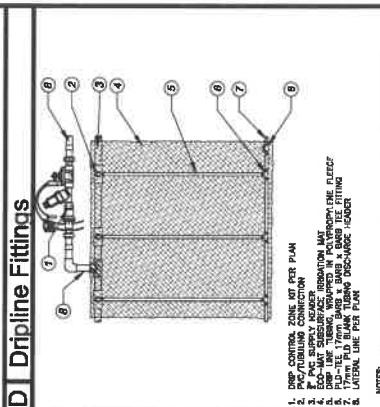
LI-3

SHEET 7 OF 9



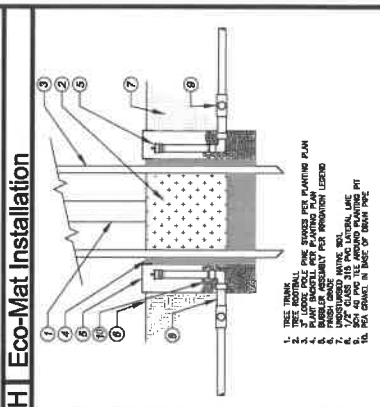
1. PVC PIPE (PER LEGEND)
2. SCH. 40 PVC TEE
3. SCH. 40 PVC ELBOW (PER LEGEND)
4. SCH. 40 PVC W/FLANGE ADAPTER
5. SCH. 40 PVC COUPLER FITTING
6. SCH. 40 PVC GROUND FITTING
7. COMPRESSION COUPLER FITTING
8. COMPRESSION TEE FITTING

NOTES:
ALL PLANTERS TO BE 12" TO 18" FROM THE EDGE OF PLANTER AREA.
FLUSH W/AVE FLOOR. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1. DRIP CONTROL ZONE NOT PER PLAN
2. ECO-MAT/STABILIZER
3. ECO-MAT SUBSTRATE
4. ECO-MAT SUBSTRATE
5. ECO-MAT SUBSTRATE
6. ECO-MAT SUBSTRATE
7. ECO-MAT SUBSTRATE
8. ECO-MAT SUBSTRATE
9. ECO-MAT SUBSTRATE
10. ECO-MAT SUBSTRATE

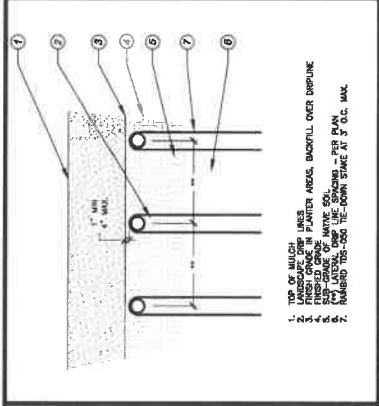
NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA.



1. TREE TRUNK
2. TREE TRUNK
3. TREE TRUNK
4. TREE TRUNK
5. TREE TRUNK
6. TREE TRUNK
7. TREE TRUNK
8. TREE TRUNK
9. TREE TRUNK
10. TREE TRUNK

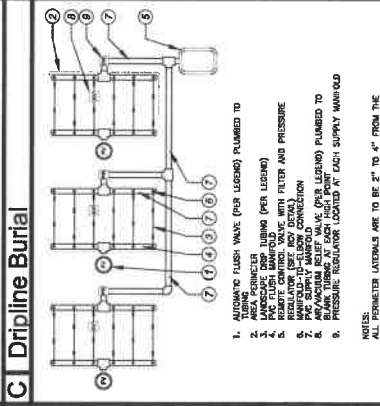
NOTES:
INSTALL ACCORDING WITH CAP FLUSH TO GROUND.

L Tree Bubbler Heads



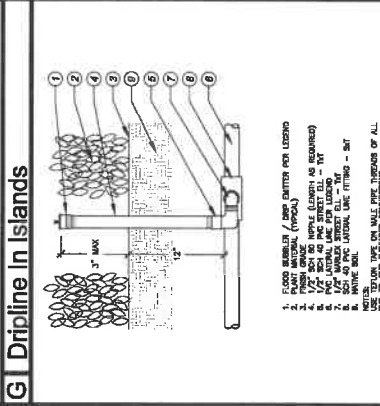
1. 1/2" DIA. W/AVE
2. 1/2" DIA. W/AVE
3. 1/2" DIA. W/AVE
4. 1/2" DIA. W/AVE
5. 1/2" DIA. W/AVE
6. 1/2" DIA. W/AVE
7. 1/2" DIA. W/AVE
8. 1/2" DIA. W/AVE

NOTES:
ALL PLANTERS TO BE 12" TO 18" FROM THE EDGE OF PLANTER AREA.
FLUSH W/AVE FLOOR. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1. AUTOMATIC FLUSH VALVE (PER LEGEND) PLUMBED TO TUBING
2. LANDSCAPE DRIP TUBING (PER LEGEND)
3. REGULATOR (SEE KEY DETAIL)
4. PRESSURE REGULATOR (SEE KEY DETAIL)
5. PRESSURE REGULATOR (SEE KEY DETAIL)
6. PRESSURE REGULATOR (SEE KEY DETAIL)
7. PRESSURE REGULATOR (SEE KEY DETAIL)
8. PRESSURE REGULATOR (SEE KEY DETAIL)
9. PRESSURE REGULATOR (SEE KEY DETAIL)

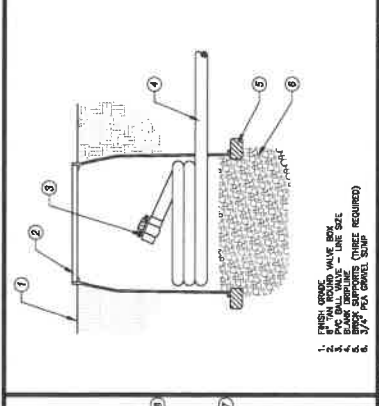
NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA. CONTINUOUS TO SIZE PVC SUPPLY MANHOLE TO COMPENSATE FOR FLOOR WAVE FLUORE.



1. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
2. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
3. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
4. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
5. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
6. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
7. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
8. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
9. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND
10. FLOOR MANHOLE (SEE KEY DETAIL) FOR LEGEND

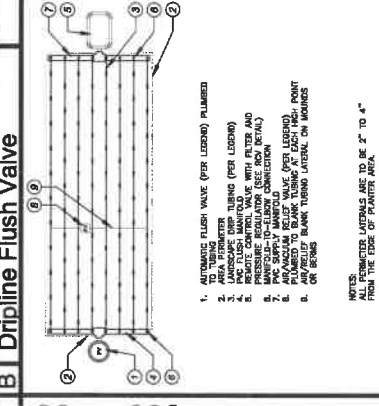
NOTES:
INSTALL ACCORDING WITH CAP FLUSH TO GROUND.

K Bubbler Head



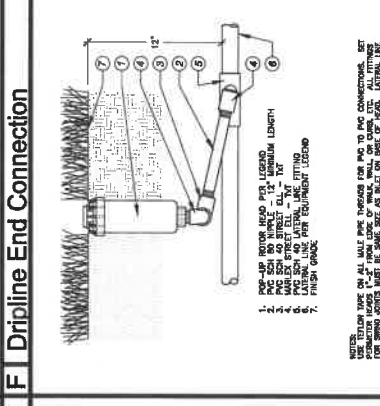
1. 1/2" DIA. W/AVE
2. 1/2" DIA. W/AVE
3. 1/2" DIA. W/AVE
4. 1/2" DIA. W/AVE
5. 1/2" DIA. W/AVE
6. 1/2" DIA. W/AVE
7. 1/2" DIA. W/AVE
8. 1/2" DIA. W/AVE

NOTES:
ALL PLANTERS TO BE 12" TO 18" FROM THE EDGE OF PLANTER AREA.
FLUSH W/AVE FLOOR. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1. AUTOMATIC FLUSH VALVE (PER LEGEND) PLUMBED TO TUBING
2. LANDSCAPE DRIP TUBING (PER LEGEND)
3. REGULATOR (SEE KEY DETAIL)
4. PRESSURE REGULATOR (SEE KEY DETAIL)
5. PRESSURE REGULATOR (SEE KEY DETAIL)
6. PRESSURE REGULATOR (SEE KEY DETAIL)
7. PRESSURE REGULATOR (SEE KEY DETAIL)
8. PRESSURE REGULATOR (SEE KEY DETAIL)
9. PRESSURE REGULATOR (SEE KEY DETAIL)

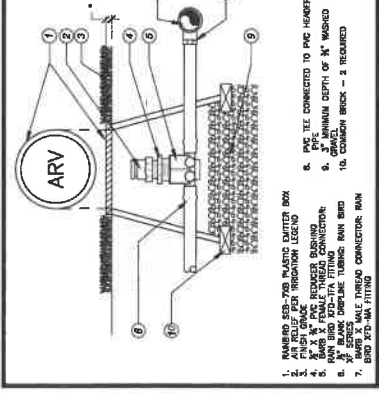
NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA.



1. POP-UP ROTOR HEAD PER LEGEND
2. POP-UP ROTOR HEAD PER LEGEND
3. POP-UP ROTOR HEAD PER LEGEND
4. POP-UP ROTOR HEAD PER LEGEND
5. POP-UP ROTOR HEAD PER LEGEND
6. POP-UP ROTOR HEAD PER LEGEND
7. POP-UP ROTOR HEAD PER LEGEND
8. POP-UP ROTOR HEAD PER LEGEND
9. POP-UP ROTOR HEAD PER LEGEND
10. POP-UP ROTOR HEAD PER LEGEND

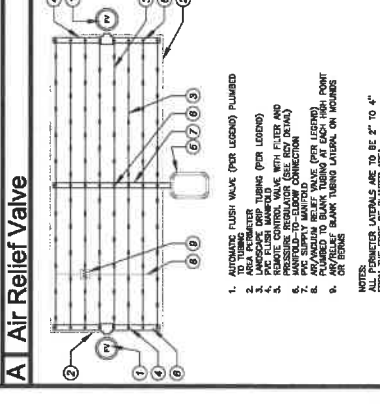
NOTES:
INSTALL ACCORDING WITH CAP FLUSH TO GROUND.

J Turf Rotor Head



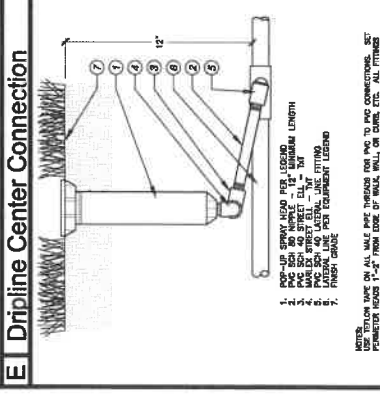
1. AIR RELIEF FOR TREATMENT LATERAL BOX
2. AIR RELIEF FOR TREATMENT LATERAL BOX
3. AIR RELIEF FOR TREATMENT LATERAL BOX
4. AIR RELIEF FOR TREATMENT LATERAL BOX
5. AIR RELIEF FOR TREATMENT LATERAL BOX
6. AIR RELIEF FOR TREATMENT LATERAL BOX
7. AIR RELIEF FOR TREATMENT LATERAL BOX
8. AIR RELIEF FOR TREATMENT LATERAL BOX
9. AIR RELIEF FOR TREATMENT LATERAL BOX
10. AIR RELIEF FOR TREATMENT LATERAL BOX

NOTES:
ALL PLANTERS TO BE 12" TO 18" FROM THE EDGE OF PLANTER AREA.
FLUSH W/AVE FLOOR. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1. AUTOMATIC FLUSH VALVE (PER LEGEND) PLUMBED TO TUBING
2. LANDSCAPE DRIP TUBING (PER LEGEND)
3. REGULATOR (SEE KEY DETAIL)
4. PRESSURE REGULATOR (SEE KEY DETAIL)
5. PRESSURE REGULATOR (SEE KEY DETAIL)
6. PRESSURE REGULATOR (SEE KEY DETAIL)
7. PRESSURE REGULATOR (SEE KEY DETAIL)
8. PRESSURE REGULATOR (SEE KEY DETAIL)
9. PRESSURE REGULATOR (SEE KEY DETAIL)

NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA.



1. TURF POP-UP SPRAY HEAD PER LEGEND
2. TURF POP-UP SPRAY HEAD PER LEGEND
3. TURF POP-UP SPRAY HEAD PER LEGEND
4. TURF POP-UP SPRAY HEAD PER LEGEND
5. TURF POP-UP SPRAY HEAD PER LEGEND
6. TURF POP-UP SPRAY HEAD PER LEGEND
7. TURF POP-UP SPRAY HEAD PER LEGEND
8. TURF POP-UP SPRAY HEAD PER LEGEND
9. TURF POP-UP SPRAY HEAD PER LEGEND
10. TURF POP-UP SPRAY HEAD PER LEGEND

NOTES:
INSTALL ACCORDING WITH CAP FLUSH TO GROUND.

I Turf Pop-up Spray Head

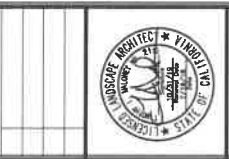


449 Brockton Ave.
 Encinitas, CA 92036
 Phone: (619) 548-9796
 Fax: (619) 548-4135
 www.paskigroup.com

DE PORTOLA WINERY

RTN DEVELOPMENT
 28465 Old Town Front St. #811
 Temecula, CA 92590

JOB NUMBER: 180832
 DRAWN BY: AAR
 CHECKED BY: SIR
 DATE: 7/19/18
 REVISIONS:



PLANTING PLAN

SCALE: 1"=20'-0"



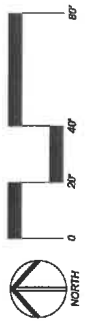
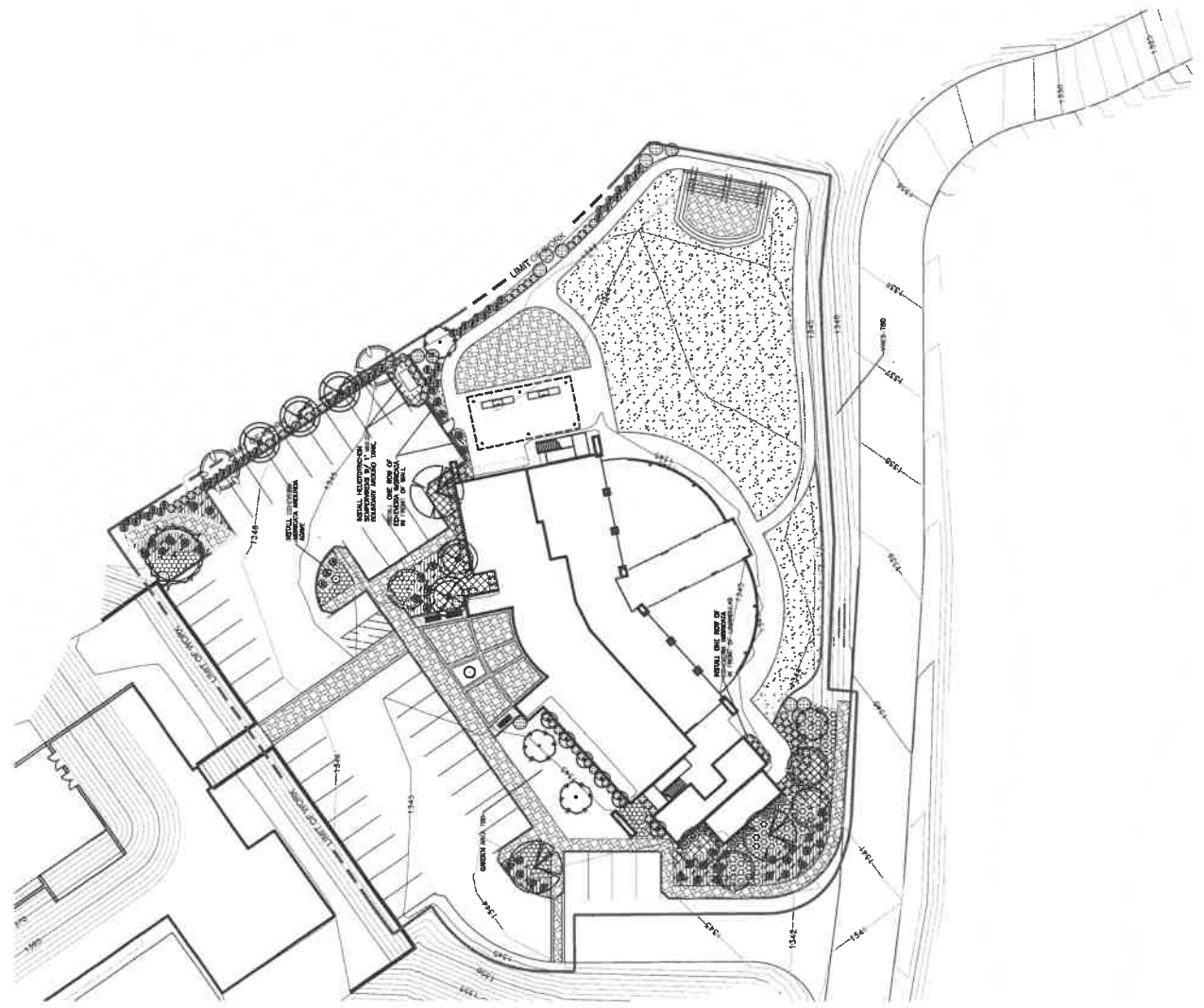
LP-1
 SHEET 6 OF 9

PLANTING LEGEND:

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	WUCCOLS	DETAIL
ARELIS LINDO	STRAWBERRY TREE	24" BOX	7	LOW	"A, LP-3
CYPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	6	LOW	"A, LP-2
CITRUS DIOICHA	DEODAR CEDAR	48" BOX	1	LOW	"A, LP-2
LAMBUS NOBILIS	SWEET BAY	24" BOX	5	LOW	"A, LP-2
FRAXO CORMICUM 'ANGEL RED'	ANGEL RED PAMIDERMANT	24" BOX	4	LOW	"A, LP-2
QUERCUS SIEBER	CORK OAK	36" BOX	3	LOW	"A, LP-2
AGAVE PAROTI	ARTICHOKE AGAVE	6 GAL	44	LOW	"C, LP-2
ECHINIA CANDICANS	PRIDE OF AMERICA	5 GAL	14	LOW	"C, LP-2
LANCIBOLA DIOICHA	FRENCH LANDCOT	5 GAL	107	LOW	"C, LP-2
MULBERBERRA INDICA	DETA GRASS	5 GAL	51	MODERATE	"C, LP-2
SALVA LEONANTHA	MEXICAN RUSH SAGE	5 GAL	9	LOW	"C, LP-2
BRODIAEELLA 'RASPBERRY ICE'	BRODIAEELLA	1 GAL/20" O.C.	84	LOW	"D, LP-2
HELBENTHICUM ESPERENRENS	BLUE OAT GRASS	1 GAL/24" O.C.	260	LOW	"D, LP-2
HEPESALDE HANFOLIA 'PUPK'	BROUGHTONS RED YUCCA	1 GAL/20" O.C.	131	LOW	"D, LP-2
ECHEVERIA MIBERTATA	RENS AND CHICKS	1 GAL/18" O.C.	87	LOW	"D, LP-2
SALVA CHAMISERODES	GERMANDER SAGE	1 GAL/20" O.C.	132	LOW	"D, LP-2
	SOILED TURF		6,385 SF	HIGH	



- NOTES:
 • ALL TREES WITHIN 6" HARDSCAPE TO RECEIVE ROOTBARRIER SEE DETAIL "A", SHEET LP-2
 • ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH
 • PLANT WATER USE VALUES ARE PER WUCCOLS IN PLANT LIST



DE PORTOLA WINERY
 RTM DEVELOPMENT
 28465 Old Town Front St. #311
 Temecula, CA 92560

JOB NUMBER: 1806332
 DRAWN BY: AAR
 CHECKED BY: SBR
 DATE: 7/19/18
 REVISIONS:



PLANTING DETAILS

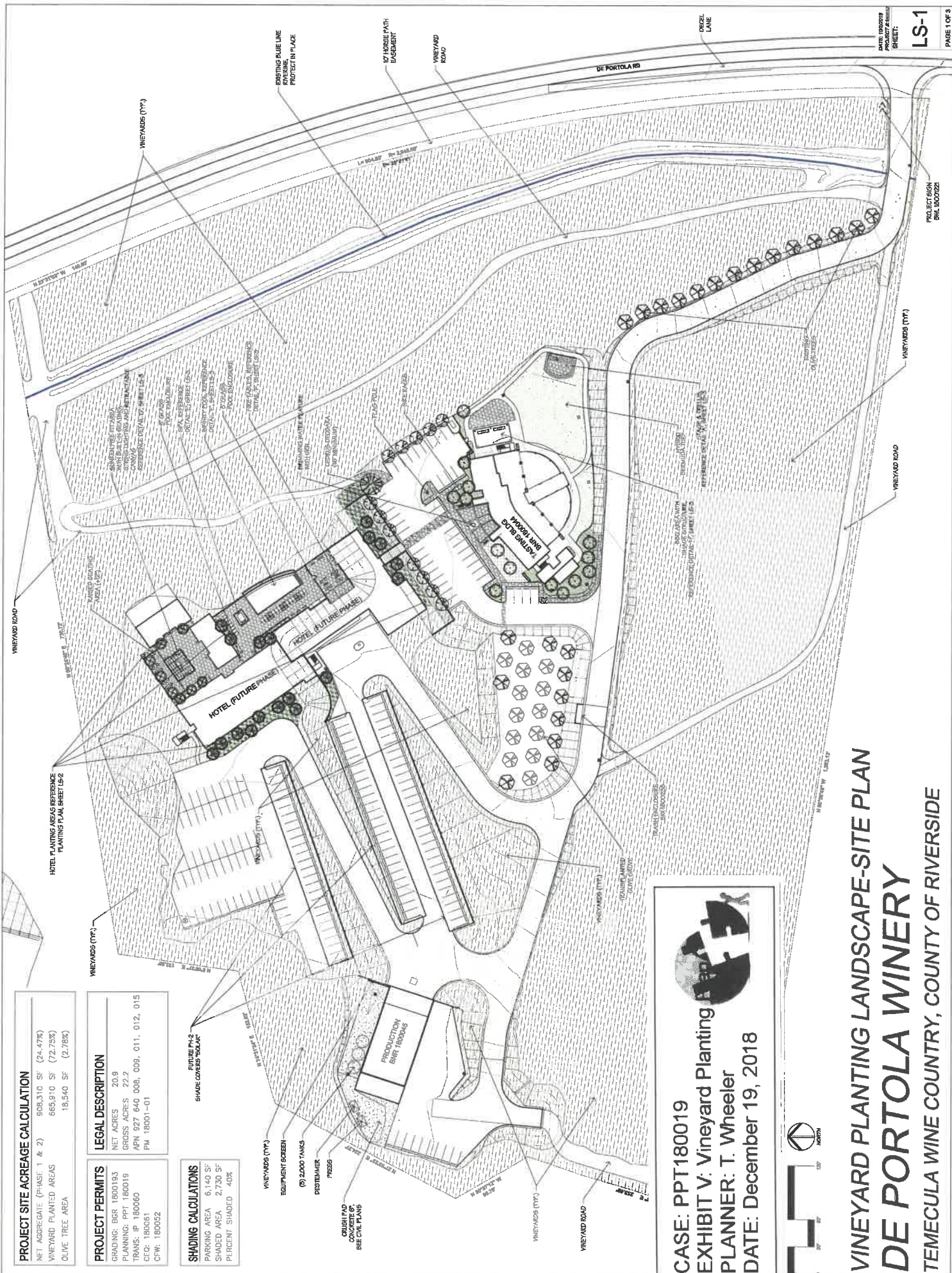
SCALE: AS NOTED



Know what's below.
 Call before you dig.

LP-2
 SHEET 9 OF 9

<p> 1. TREE FOR PLANTING PLAN 1. 1 1/2" x 2" x 6" WOOD TRUNK PROTECTANT 2. 2" x 2" x 18" WOOD TRUNK PROTECTANT 3. 2" x 2" x 18" WOOD TRUNK PROTECTANT 4. 2" x 2" x 18" WOOD TRUNK PROTECTANT 5. 2" x 2" x 18" WOOD TRUNK PROTECTANT 6. 2" x 2" x 18" WOOD TRUNK PROTECTANT 7. 2" x 2" x 18" WOOD TRUNK PROTECTANT 8. 2" x 2" x 18" WOOD TRUNK PROTECTANT 9. 2" x 2" x 18" WOOD TRUNK PROTECTANT 10. 2" x 2" x 18" WOOD TRUNK PROTECTANT 11. 2" x 2" x 18" WOOD TRUNK PROTECTANT </p> <p> NOTE: TREE PROTECTANT SHALL BE PLACED WITHIN TREE IS WITHIN 6" OF WOODWORK. PROTECTANT SHALL BE PERPENDICULAR TO PREVIOUS WIND DIRECTION </p>	<p>N.T.S.</p> <p>A Tree Planting</p> <p>SOIL PREPARATION / BACKFILL NOTE:</p> <p>TO ALL NEW PLANTING AREAS (SHRUB AND GROUND COVER), REVISE THE FOLLOWING RECOMMENDATIONS:</p> <ul style="list-style-type: none"> 1. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 2. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 3. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 4. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 5. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 6. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 7. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 8. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 9. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 10. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 11. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. <p>FERTILIZER PROGRAM:</p> <p>TYPE (A) FERTILIZERS SHALL BE APPLIED TO ALL PLANTING AREAS AT THIRTY (30) DAY INTERVALS LONG THE FOLLOWING SCHEDULE:</p> <ul style="list-style-type: none"> 1. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 2. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 3. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 4. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 5. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 6. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 7. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 8. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 9. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 10. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 11. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 	<p>N.T.S.</p> <p>D Groundcover Spacing</p> <p>SOIL NOTE:</p> <p>TURF GRASS SHALL BE PLANTED BY SOO LAYING AS SHOWN ON THE PLANTING PLAN. SOO SHALL BE WAXED, SUBSTRAT, OR APPROVED LOCAL.</p> <p>SOO SHALL BE PLANTED AT THE FOLLOWING SPACING:</p> <ul style="list-style-type: none"> 1. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 2. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 3. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 4. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 5. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 6. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 7. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 8. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 9. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 10. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 11. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 12. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 13. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 14. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 15. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 16. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 17. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 18. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 19. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 20. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING.
<p> 1. SHRUB FOR PLANTING PLAN 1. FINISH GRADE 2. FINISH GRADE 3. FINISH GRADE 4. FINISH GRADE 5. FINISH GRADE 6. FINISH GRADE 7. FINISH GRADE </p>	<p>N.T.S.</p> <p>C Shrub Planting</p> <p>SOIL PREPARATION / BACKFILL NOTE:</p> <p>TO ALL NEW PLANTING AREAS (SHRUB AND GROUND COVER), REVISE THE FOLLOWING RECOMMENDATIONS:</p> <ul style="list-style-type: none"> 1. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 2. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 3. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 4. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 5. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 6. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. 7. 18"-18" CONICAL FERTILIZER - 13 LBS. PER 1000 SQ. FT. <p>FERTILIZER PROGRAM:</p> <p>TYPE (A) FERTILIZERS SHALL BE APPLIED TO ALL PLANTING AREAS AT THIRTY (30) DAY INTERVALS LONG THE FOLLOWING SCHEDULE:</p> <ul style="list-style-type: none"> 1. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 2. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 3. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 4. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 5. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 6. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 7. 18"-18" CONICAL FERTILIZER PER 1000 SQ. FT. 	<p>N.T.S.</p> <p>F Sodded Turf</p> <p>KEEP AREA FREE OF OBSTACLES FOR A PERIOD OF TWO WEEKS IMMEDIATELY TO PREPARE FOR TURF LAYING. REMOVE ALL OBSTACLES AND TOP GROUND. SPECIFICATIONS:</p> <ul style="list-style-type: none"> 1. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 2. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 3. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 4. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 5. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 6. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 7. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 8. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 9. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 10. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 11. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 12. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 13. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 14. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 15. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 16. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 17. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 18. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 19. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING. 20. SOO SHALL BE PLANTED AT THE FOLLOWING SPACING.
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PROJECT SITE ACREAGE CALCULATION

NET AGGREGATE (PHASE 1 & 2)	808,310 SF (24.47%)
VINEYARD PLANTED AREAS	665,910 SF (72.75%)
OLIVE TREE AREA	18,540 SF (2.78%)

LEGAL DESCRIPTION

NET ACRES 20.9
 GROSS ACRES 22.2
 APN 927 640 008, 009, 011, 012, 015
 PM 18001-01

SHADING CALCULATIONS

PARKING AREA	6,140 SF
SHADED AREA	2,730 SF
PERCENT SHADED	44%

CASE: PPT180019
EXHIBIT V: Vineyard Planting
PLANNER: T. Wheeler
DATE: December 19, 2018



VINEYARD PLANTING LANDSCAPE-SITE PLAN
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT180019 / NE1800002 / CEQ180061

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 20, 2018

Applicant/Project Sponsor: RTN Development- Rick Neugebauer Date Submitted: June 21, 2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: December 19, 2018

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ180016 ZCFW180052

FOR COUNTY CLERK'S USE ONLY

INITIAL STUDY

for

Plot Plan No. 180019

Lead Agency:

County of Riverside

4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.6060

Point of Contact: Tim Wheeler, Urban Regional Planner III
twheeler@rivco.org

Project Proponent:

RTN Development

28465 Old Town Front Street, Suite 311
Temecula, CA 92590

Point of Contact: Rick Neugebauer
rneuge@gmail.com

Prepared by:

Matthew Fagan Consulting Services, Inc.

42011 Avenida Vista Ladera
Temecula, CA 92591
951.265.5428

Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

November 2018

APPENDICES See **Enclosed CD**

Appendix A: *Map My County*, prepared July 27, 2018.

Appendix B: Site Photos, prepared August 30, 2018.

Appendix C: *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., August 9, 2018.

Appendix D: *HANS 170001 Western Riverside County MSHCP Compliance Document* prepared by Searl Biological Services, August 30, 2018.

Appendix E: *Phase I Historical/Archaeological Resources Survey De Portola Estate Winery Project*, prepared by CRM TECH, August 27, 2018.

Appendix F1: *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018.

Appendix F2: *Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase I Wine Tasting Building, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, May 22, 2018.

Appendix F3: *Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase II Hotel, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 4, 2018.

Appendix G: *Phase I Environmental Site Assessment of an Agricultural Property, 37440 De Portola Road, Temecula, California 92592*, prepared by CW Soils, January 31, 2018.

Appendix H1: *Project Specific Water Quality Management Plan for De Portola Winery*, prepared by MLB Engineering, June 15, 2018.

Appendix H2: *Drainage Study for De Portola Winery*, prepared by MLB Engineering, August 20, 2018.

Appendix I: *De Portola Estate Winery Special Event Noise Analysis, County of Riverside*, prepared by RK Engineering Group, Inc., May 31, 2018.

Appendix J: *Assembly Bill 52 (AB 52) Formal Notification (PPT 180019)*, prepared by County of Riverside, July 24, 2018.

Appendix K: Project Application Materials, June 2018.

Commonly Used Abbreviations and Acronyms

A-1-5	Light Agriculture, 5-acre minimum
A-2	Heavy Agriculture
A-2-10	Heavy Agriculture, 10-Acre Minimum
A-P	Light Agriculture
AAQS	Ambient Air Quality Standards
AASHTO	American Association of State Highway and Transportation Officials
AB	Assembly Bill
AC	Acre
A.C.	Asphalt Concrete
ACM	Asbestos Containing Materials
ACOE	U.S. Army Corps of Engineers
ACS	US Census American Community Survey
Act	Alquist-Priolo Earthquake Fault Zoning Act
ADP	Area Drainage Plans
ADT	Average Daily Traffic
AEP	Association of Environmental Professionals
af	Acre-Feet
Afu	Undocumented Artificial Fill
AFY	Acre-Feet Per Year
AG	Agriculture
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AM	Morning
AMSL	Above Mean Sea Level
AOC	Area of Concern
APE	Area of Potential Effect
APN	Assessor's Parcel Number
APs	Area Plans
APS	Alternative Planning Strategy
AQ/GHG	Air Quality/Green House Gas
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plans
ARB	Air Resources Board
ARB Handbook	ARB Air Quality and Land Use Handbook
BAAQMD	Bay Area Air Quality Management District
BACMs	Best Available Control Measures
Basin	South Coast Air Basin
BAU	Business-As-Usual
BGS	Below Ground Surface

BMPs	Best Management Practices
BP	Business Park
BUOW	Burrowing Owl
C&D	Construction and Demolition
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEEMod™	California Emissions Estimator Model™
Cal/EPA	California Environmental Protection Agency
CalFire	Riverside County Fire Department
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
Calveno	California Vehicle Noise
CAO	Cleanup and Abatement Order
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBIA	California Building Industry Association
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CD	Community Development
CDC	California Department of Conservation
CDF	California Department of Forestry
CDFW	California Department of Fish and Wildlife
CD: MDR	Community Development: Medium Density Residential
CDO	Cease and Desist Order
CDOGG	California Division of Oil, Gas and Geothermal Resources
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System list
CESA	California Endangered Species Act
CETAP	Community Environmental Transportation Acceptability Program
CFR	Code of Federal Regulations
CH ₄	Methane
CHHSLs	California Human Health Screening Levels
CHP	California Highway Patrol

CIP	Capital Improvement Program
CIWMP	Countywide Integrated Waste Management Plan
CLUP	Airport Land Use Compatibility Plan
CMA	Congestion Management Agency
CML&C	Concrete-Mortar Lined and Coated
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO _{2e}	Carbon Dioxide Equivalent
COA	Conditions of Approval
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
CR	Commercial Retail
CRA	Cultural Resources Assessment
CRDEH	County of Riverside Department of Environmental Health
CRMP	Cultural Resources Management Plan
CSA	County Service Area
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CVC	California Vehicle Code
CWA	Federal Clean Water Act
CY	Cubic Yards
CZ	Change of Zone
dB	Decibel
dBA	A-Weighted Decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
dBA Leq	A-weighted decibel equivalent noise level
DBESP	Determination of Biologically Equivalent or Superior Preservation
DEIR	Draft Environmental Impact Report
DG	Decomposed Granite
DIF	Development Impact Fee
DMA	Drainage Management Area
DNL	Day/Night Average Sound Level
DOT	Department of Transportation
Dt	Domino Fine Sandy Loam, Saline-Alkali
DTSC	Department of Toxic Substance Control
DU	Dwelling Units
DU/AC	Dwelling Units Per Acre
Dv	Domino Silt Loam, Saline-Alkali

EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
ECC	Emergency Command Center
EDR	Estate Residential
EDR/RR	Estate Density Residential and Rural Residential
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMWD	Eastern Municipal Water District
EnA	Exeter Sandy Loam, 0 To 2 Percent Slopes
EO	Executive Order
EoB	Exeter Sandy Loam, Slightly Saline-Alkali, 0 To 5 Percent Slopes
EPA	Environmental Protection Agency
EpA	Exeter Sandy Loam, Deep, 0 To 2 Percent Slopes
EPD	Environmental Programs Department
EPS	Emission Performance Standard
ERCI	Emergency Responses, Complaints and Investigation
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
EwB	Exeter Very Fine Sandy Loam, 0 To 5 Percent Slopes
EyB	Exeter Very Fine Sandy Loam, Deep, 0 To 5 Percent Slopes
°F	Fahrenheit
FBFMs	Flood Boundary & Floodway Maps
FEMA	Federal Emergency Management Act
FHBM	Flood Hazard Boundary Map
FHWA	Federal Highway Administration
FIA	Fiscal Impact Analysis
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
FPER	Fire Protection and Emergency Response Services
FPPA	Farmland Protection Policy Act
FTA	Federal Transit Administration
GHG	Greenhouse Gas
g/m ³	Micrograms Per Cubic Meter
GMZs	Groundwater Management Zones
GP	General Plan
GPA	General Plan Amendment
gpd/ac	Gallons-Per-Day Per Acre
GPEIR	General Plan Environmental Impact Report
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy

HAP	Hazardous Air Pollutants
HCD	Housing and Community Development
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HECW	High-Efficiency Clothes Washers
HETs	High-Efficiency Toilets
HFCs	Hydroflouorocarbons
HPLV	High Pressure Low Volume
HOV	High-Occupancy Vehicle
HOA	Home Owners Association
HRA	Health Risk Assessment
HQTA	High Quality Transportation Area
HVAC	Heating, Ventilation, And Air Conditioning Units
HWCL	Hazardous Waste Control Law
Hz	Hertz
I-15	Interstate 15
I-215	Interstate 215
IA	Implementing Agreement
IBC	International Building Code
IC/EC	Institutional Controls / Engineering Controls registries
ICLEI	International Council for Local Environmental Initiatives
IGR	Inter-Governmental Review
I-P	Industrial Park
IPCC	Intergovernmental Panel on Climate Change
IRAs	Identified Resource Areas
IS	Initial Study
IS/EA	Initial Study/Environmental Assessment
IS/NOP	Initial Study/Notice of Preparation
ITE	Institute of Transportation Engineers
JD	Jurisdictional Delineation
kW	Kilowatt
KWh	Kilowatt Hours
LAFCO	Local Agency Formation Commission
LBP	Lead Based Paint
LCA	Life-Cycle Analysis
LCC	Land Capability Classification
LE	Land Evaluation
LESA	Land Evaluation & Site Assessment
Leq	Equivalent Energy Level

LI	Light Industrial
LID	Low Impact Development
LOS	Level of Service
LST	Localized Significance Thresholds
MAC	Municipal Advisory Council
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MFCS	Matthew Fagan Consulting Services, Inc.
MGD	Million Gallons Per Day
MLD	Most Likely Descendent
MM	Mitigation Measure
MMT	Million Metric Tons
MOU	Memorandum of Understanding
MPH	Miles Per Hour
MPOs	Metropolitan Planning Organizations
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
MUTCD	Manual on Uniform Traffic Control Devices
MWD	Metropolitan Water District of Southern California
MWh	Megawatt-Hour
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCHRP	National Cooperative Highway Research Program Report
NDIR	Non-Dispersive Infrared Photometry
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NEV	Neighborhood Electric Vehicle
NFIP	National Flood Insurance Program
NFRAP	No Further Assessment Planned Site List
NMTP	Non-Motorized Transportation Plan
NO ₂	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NO _x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System

NPL	National Priority List
NR	Noise Reduction
NRCS	Natural Resources Conservation Service
NPMS	National Pipeline Mapping System
NPS	Non-Point Source
O ₃	Ozone
OAL	Office of Administrative Law
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OFF	Ozone Forming Potential
OHP	Office of Historic Preservation
OHWM	Ordinary High Water Mark
OPR	Office of Planning and Research
OSC-70	Open Space and Conservation Policy 70
OSHA	Occupational Safety and Health Administration
OSHPD	Office of Statewide Health Planning and Development
OS-R	Open Space - Recreation
OS-W	Open Space - Water
Pb	Lead
P-C	Production-Consumption
pc/mi/ln	Passenger Cars Per Mile Per Lane
PEIR	Program EIR
PeMS	Performance Measurement System
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Particulate Matter
PM _{2.5}	Fine Particulate Matter
PM ₁₀	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PVC	Polyvinyl Chloride
PV	Photovoltaic
Qoal	Older Alluvium
R-1	One Family Dwelling
R-4	Planned Residential
R-A	Residential Agriculture
R-A-5	Residential Agricultural - 5 Acre Minimum
RBBD	Southwest Road and Bridge Benefit District

RC	Rural Community
RC: EDR	Rural Community: Estate Density Residential
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RC-LDR	Low Density Residential
RCNM	Roadway Construction Noise Model
RCP	Reinforced Concrete Pipe
RCRA	Resource Conservation and Recovery Act
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RC-VLDR	Very Low Density Residential
RCWD	Rancho California Water District
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Assessment
RivTAM	Riverside County Transportation Analysis Model
RMS	Root Mean Squared
ROG	Reactive Organic Gases
ROW	Right-of-Way
R-R	Rural Residential
RDA	Redevelopment Agency
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
RWRF	Regional Wastewater Reclamation Facility
SA	Site Assessment
SABER	Safeguard Artifacts Being Excavated in Riverside County
SARA	Superfund Amendments and Reauthorization Act
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCG	Southern California Gas Company
SCH	State Clearinghouse

SCHWMA	Southern California Hazardous Waste Management Authority
SCS	Sustainable Communities Strategy
SF ₆	Sulfur Hexafluoride
SFHA	Special Flood Hazard Area
SFP	School Facilities Program
SHMA	Seismic Hazard Mapping Act
SHS	State Highway System
SKR	Stephen's Kangaroo Rat
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigations and Cleanup
SO ₂	Sulfur Dioxide
SO _x	Oxides of Sulfur
SMARA	The Surface Mining and Reclamation Act of 1975
SMGB	State Mining and Geology Board
SO ₂	Sulphur Dioxide
SO _x	Sulphur Oxides
SoCAB	South Coast Air Basin
SOP	Standard Operating Procedures
SP	Specific Plan
Sq. Ft.	Square Feet
SRA	Source Receptor Area
STC	Sound Transmission Class
s/v	Seconds Per Vehicle
SWFP	Solid Waste Facility Permit
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
SZ	Scientific Resource Zone
TAC	Toxic Air Contaminant
TCP	Traffic Control Plan
TCR	Tribal Cultural Resource
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
TIS	Traffic Impact Study
TLMA	Transportation Land Management Agency
Tpd	Tons per day
TSD	Treatment, Storage and Disposal facility list
TTCP	Traditional Tribal Cultural Places
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fee

UBC	Uniform Building Code
ULFT	Ultra-Low-Flush Toilets
U.S.	United States
USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
V/C	Volume to Capacity
VCP	Vitrified Clay Pipe
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen
VLF	Vehicle License Fee
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
Wd	Waukena Loam, Saline-Alkali
WDL	Water Data Library
WDR	Waste Discharge Requirement
WMD	Waste Management Department
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WRP	Waste Recycling Plan
WSA	Water Service Agreement
WSA	Water Supply Assessment
WSCP	Water Shortage Contingency Plan
WSP	Water Supply Plan

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180061
Project Case Type (s) and Number(s): Plot Plan No. 180019
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: RTN Development, c/o Rick & Ted Neugebauer
Applicant's Address: 28465 Old Town Front Street - Suite 311, Temecula, CA 92590

Project Description:

The Project site is located south of Avenida Verde, north of De Portola Road and also immediately west of De Portola Road, and east of Pauba Road, unincorporated Rancho California, Temecula Valley Wine Country, in the County of Riverside, State of California. The Project address is 37440 De Portola Road. Reference **Figure 1, Regional Location Map** and **Figure 2, Vicinity Map**.

Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, destemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Reference **Figure 3, Plot Plan No. 180019**.

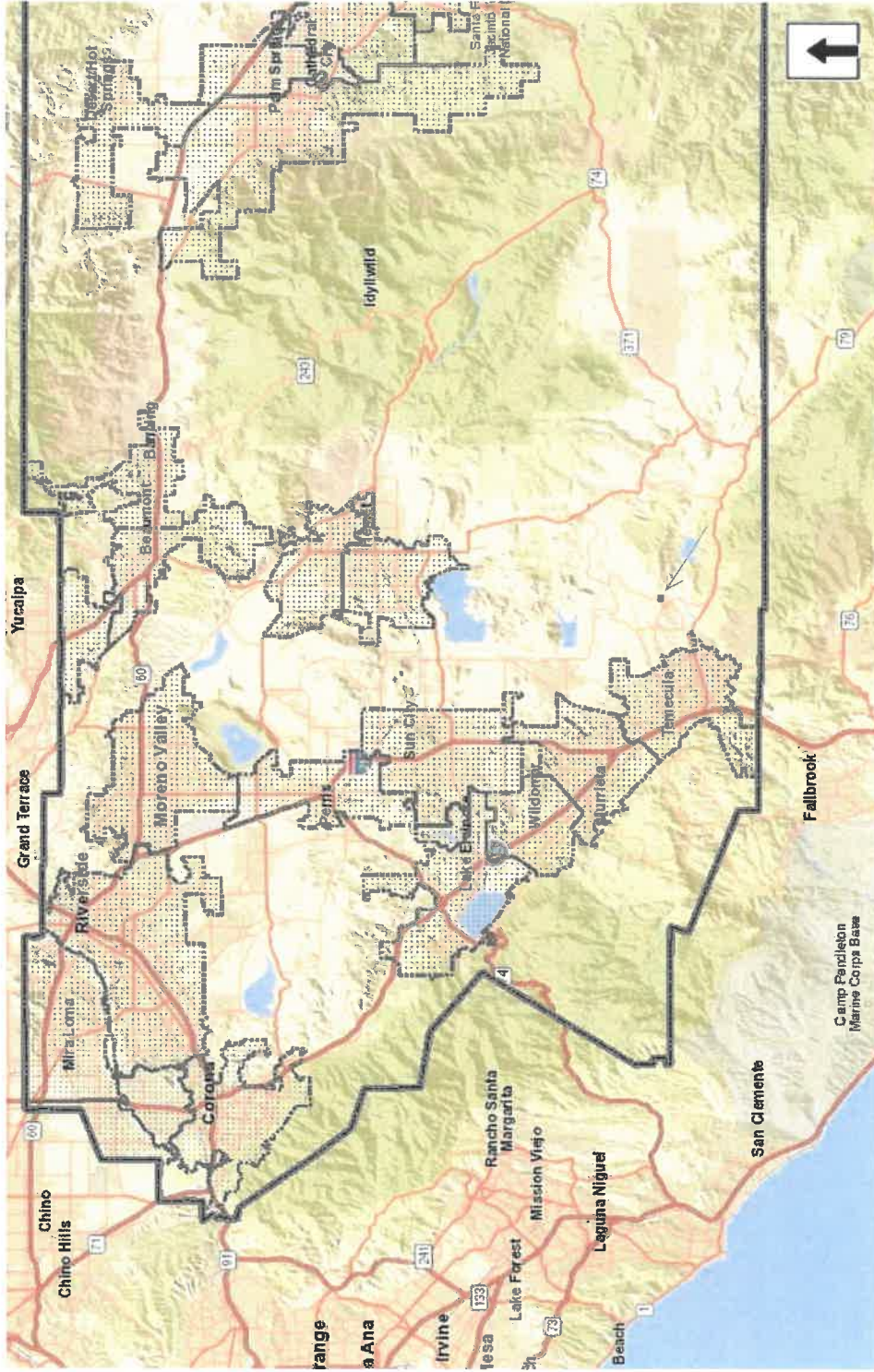
Hours of Operation:

- Tasting room: 11 a.m. to 6 p.m., 7 days a week.
- Restaurant: 11 a.m. to 8 p.m., 7 days a week.
- Hotel: 24 hours, 7 days a week.
- Special Occasions or Events: 9 a.m. to 10 p.m. Special events will be held as allowed per Ordinance 348.4885, Article XIVd Wine Country Zones (WC), Section 14.93. Development Standards, C. Special Occasion Facility Standards, and/or any other appropriate governing ordinances. No special occasions or events will occur after 10 p.m. for any reason.

Approximately 15.72 acres, or 75.5% of the total site area, will be planted in wine grapes and/or olive trees. Reference **Figure 4, PPT 180019 Landscape Plan**.

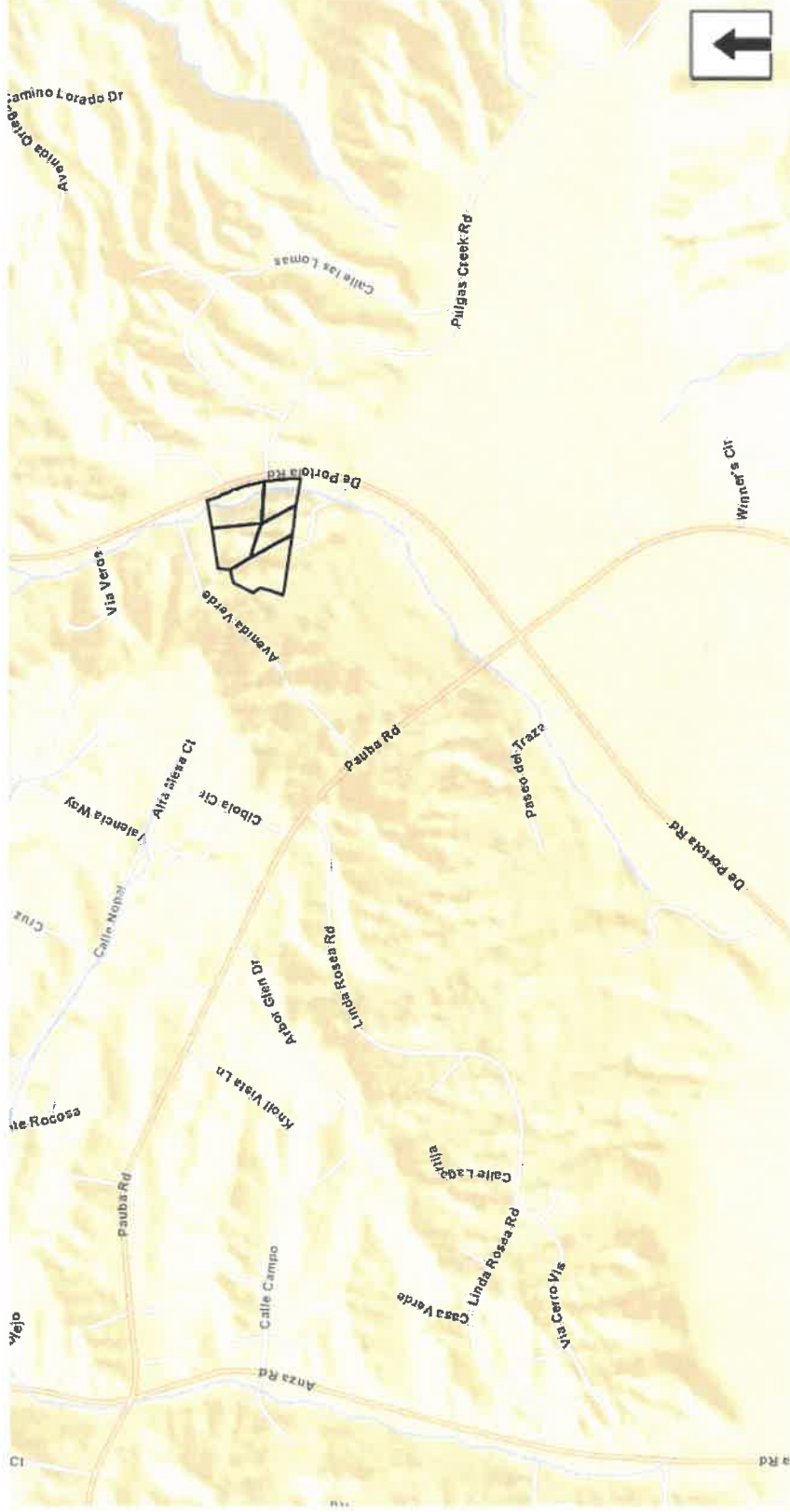
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Figure 1, Regional Location Map



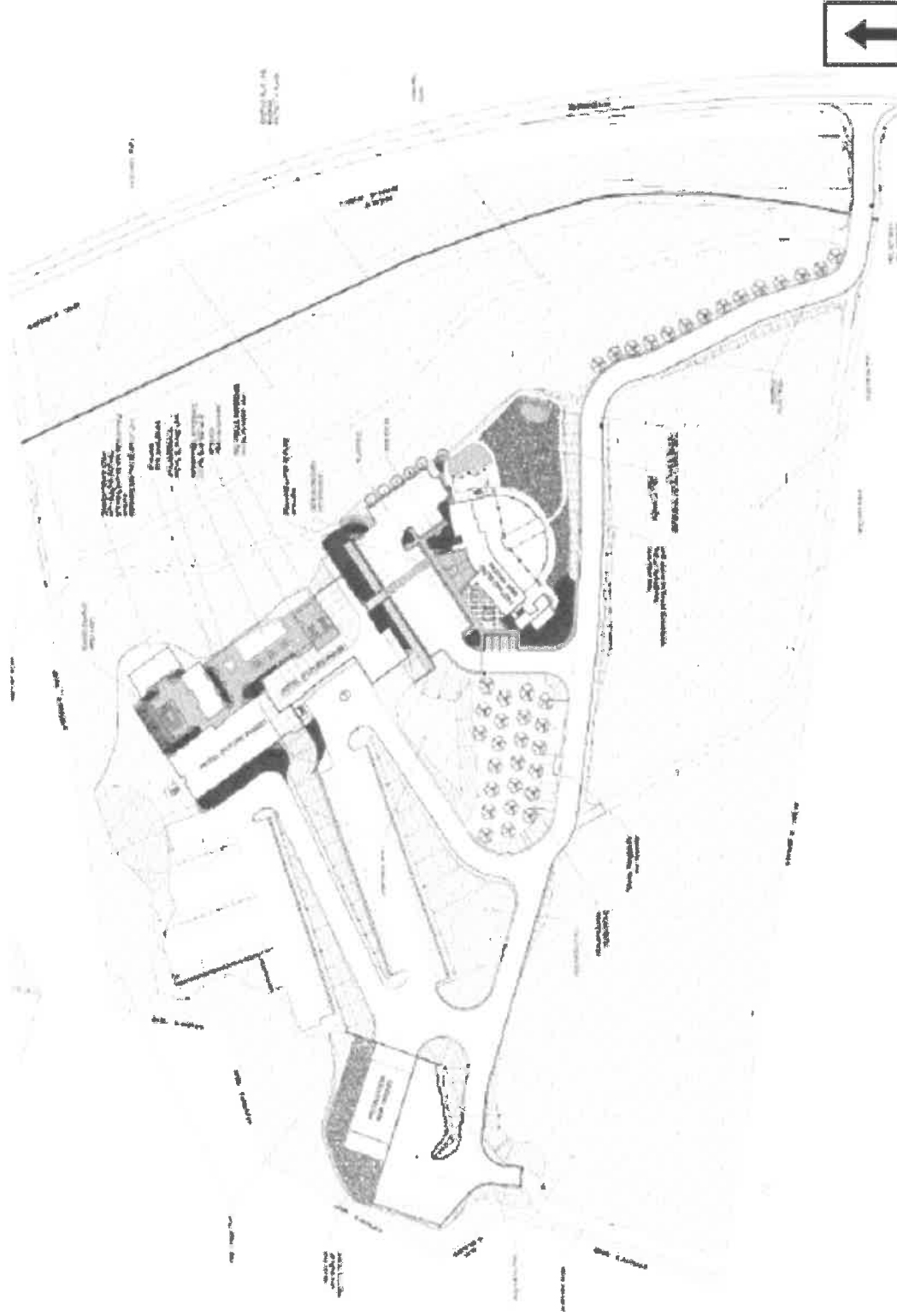
Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 2, Vicinity Map



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 3, Plot Plan No. 1800019



Source: Project Application Materials (Appendix K)

Figure 4, PPT 180019 Landscape Plan



Source: Project Application Materials (Appendix K)

Building Architecture and Materials

The proposed Project architecture reflects a modern contemporary Spanish style. The open patios and decks will allow natural light to filter in and share the exterior with the interior elements. Massing of the buildings will be articulated through varied roof heights and changes in materials and colors. Materials will include stucco, stone, metal, and siding. Reference **Figures 5a-5f, PPT 180019 Elevations** and Project Application Materials (**Appendix K**).

Circulation

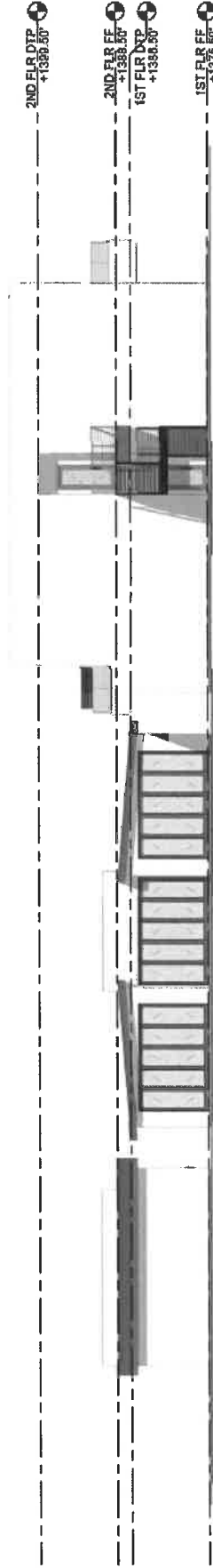
The proposed Project will take access off of De Portola Road. De Portola Road has an existing 36' of paving within a 110' right-of-way (ROW). The Project will construct an approximately 8' wide acceleration/deceleration lane at the Project entry. The road widening extends about 195' north of the driveway, plus an additional 185' transition back to the existing edge of pavement. Refer to **Figure 6, De Portola Road Section**.

Pedestrian access is provided between the parking area and the buildings via concrete walkways. These walkways comply with ADA requirements.

Figure 5a, PPT 180019 Elevations



Hotel - West Elevation



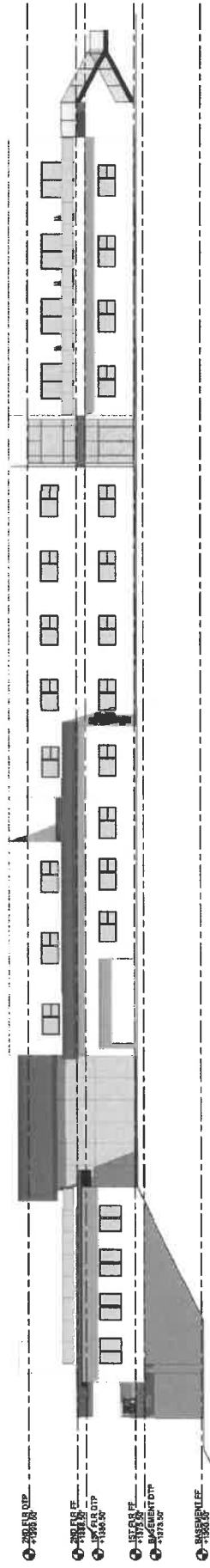
Hotel - North Elevation



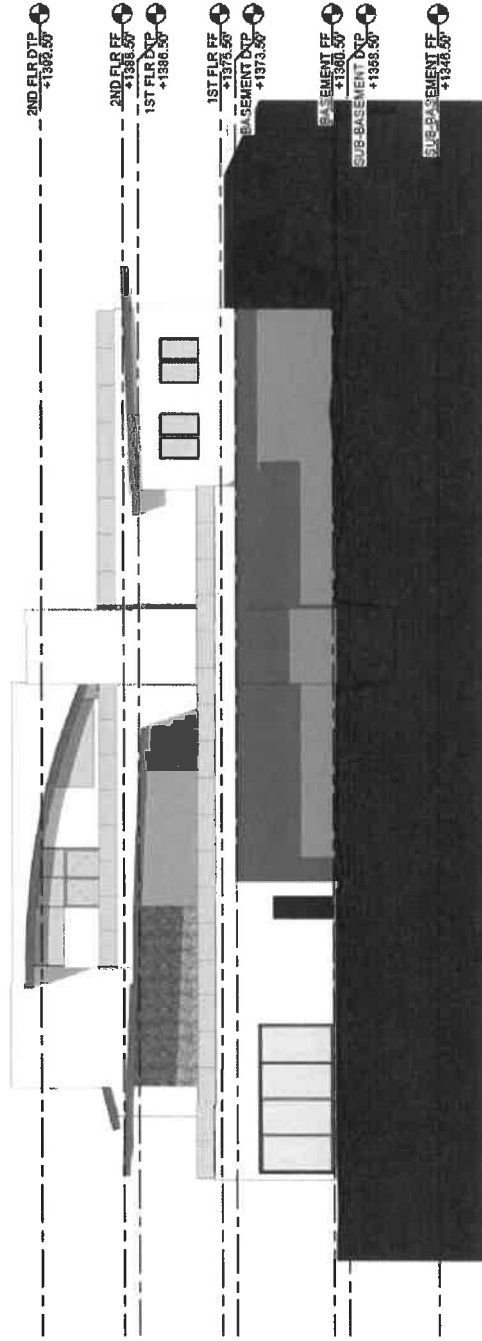
Hotel - Entrance

Source: Project Application Materials (Appendix K)

Figure 5b, PPT 180019 Elevations

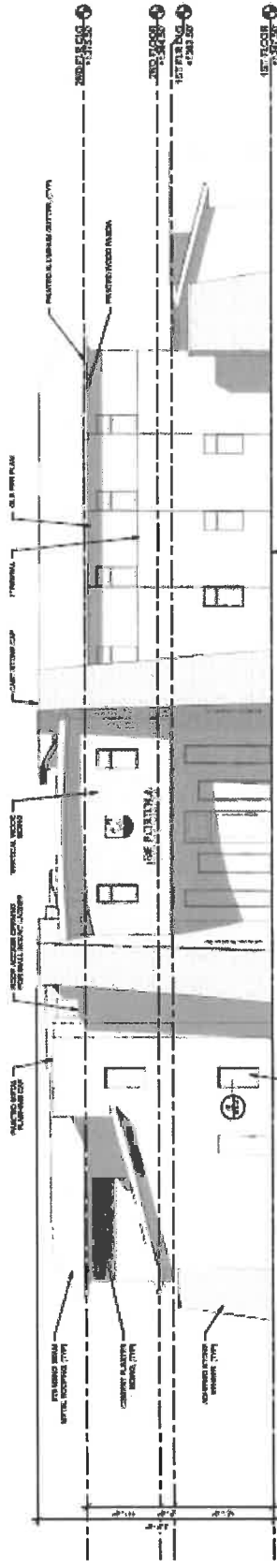


Hotel - East Elevation

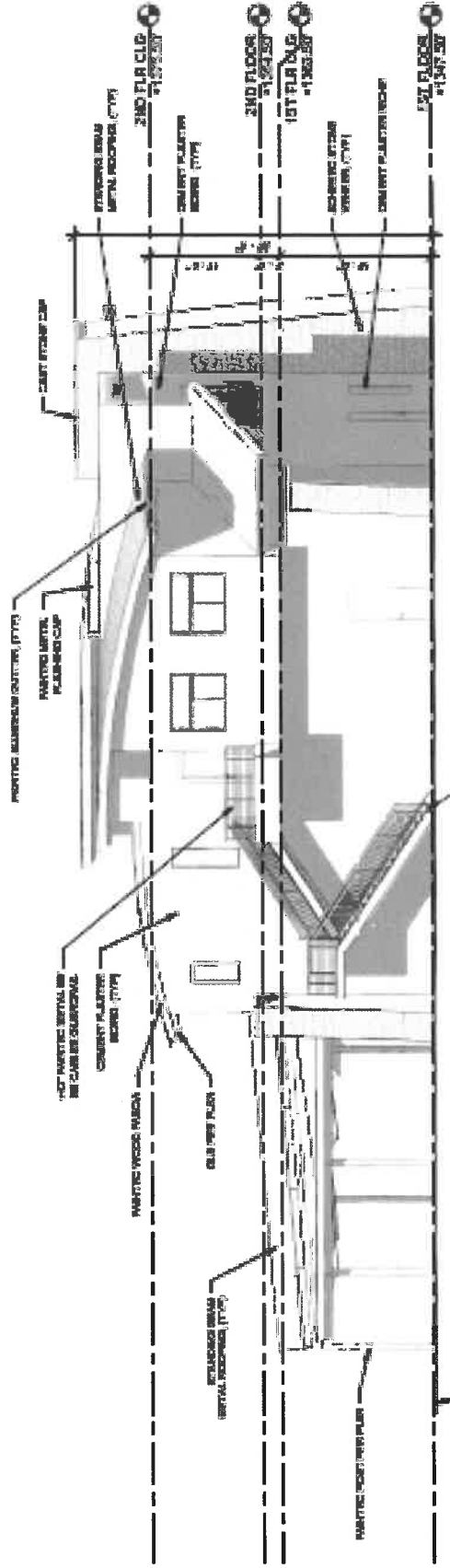


Hotel - South Elevation

Figure 5c, PPT 180019 Elevations



Tasting - North Elevation



Tasting - East Elevation

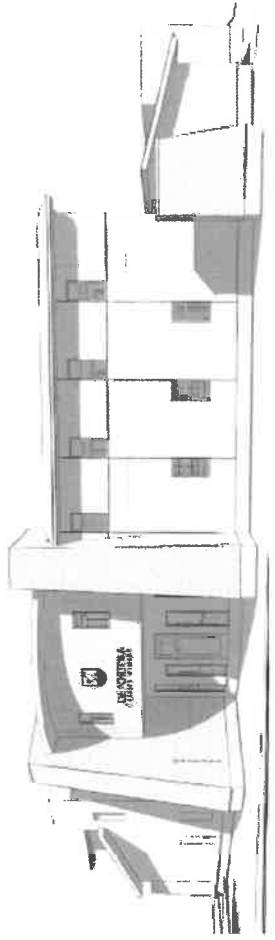
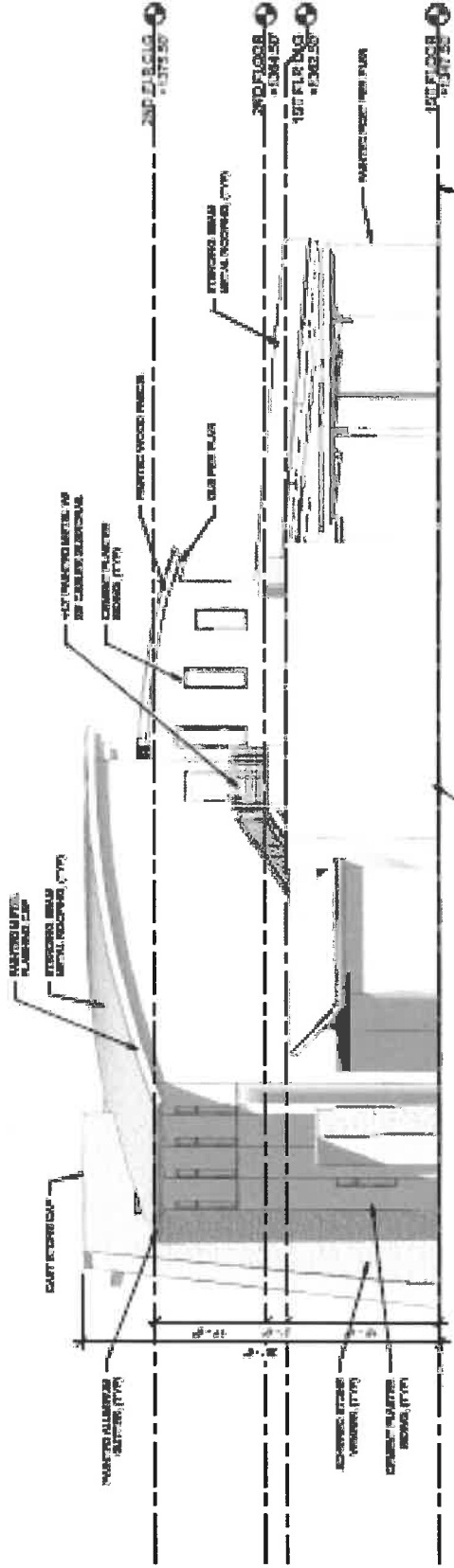
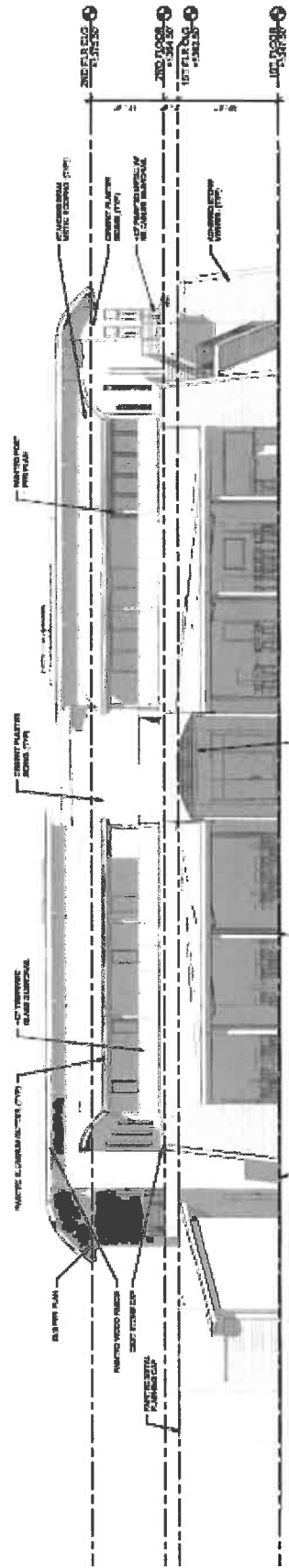


Figure 5d, PPT 180019 Elevations



Tasting - West Elevation



Tasting - South Elevation

Figure 5f, PPT 180019 Elevations

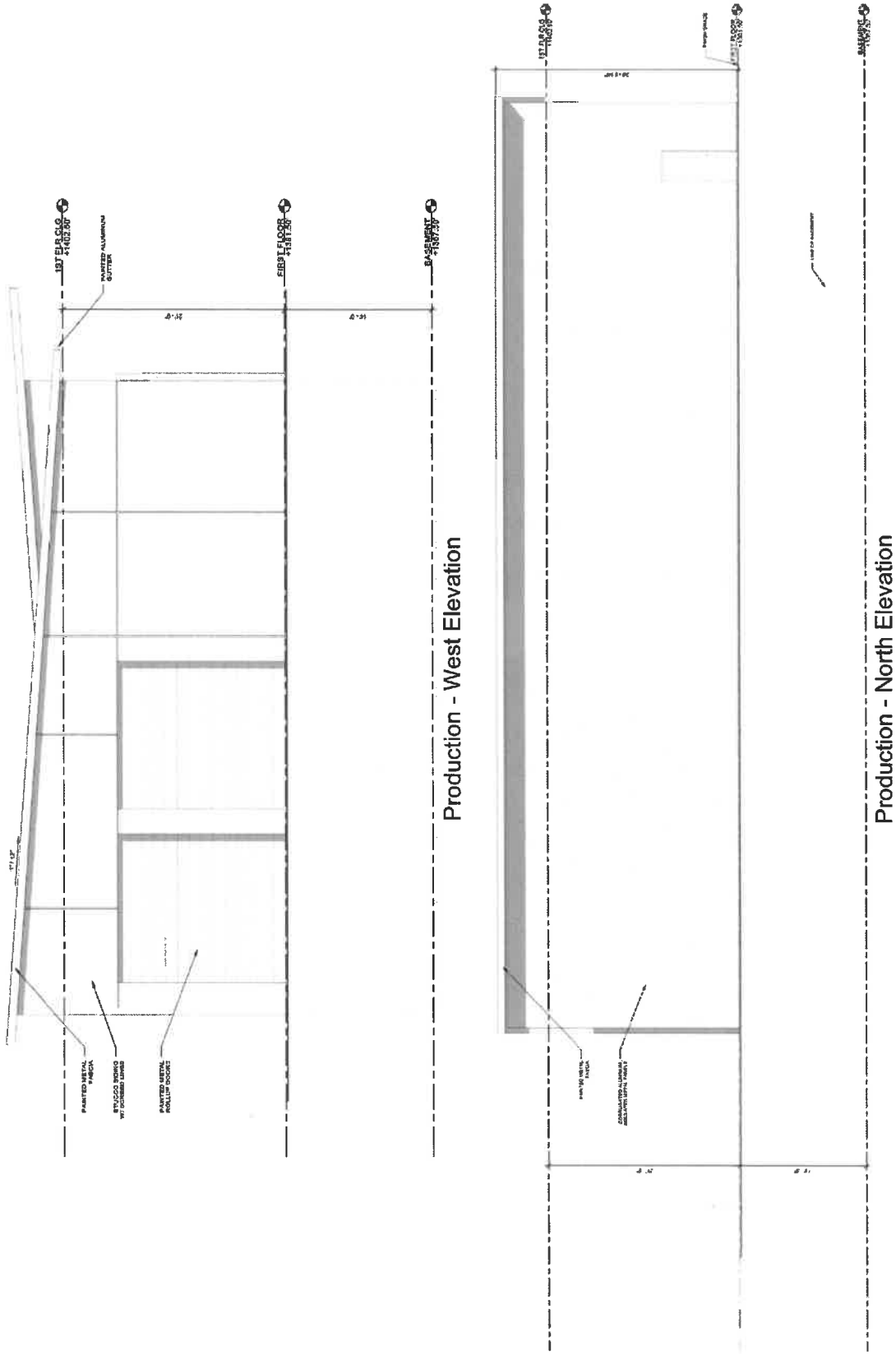
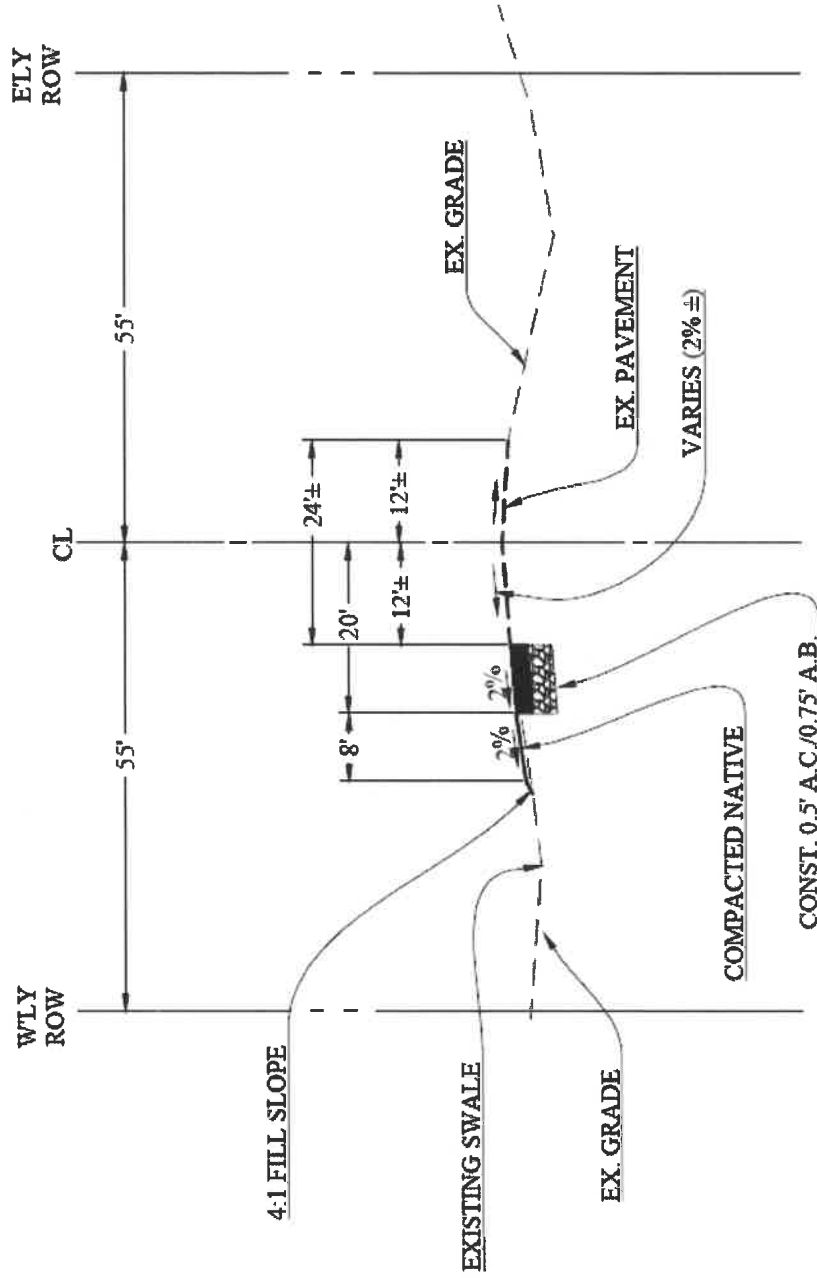


Figure 6, De Portola Road Section



TYPICAL SECTION: DEPORTOLA ROAD

NOT TO SCALE
 R-VALUE = 50
 T.I. = 9.5
 PAVEMENT SECTION: 6" A.C. / 9" A.B.

Source: Project Application Materials (Appendix K)

Drainage / Hydrology / Water Quality

The existing ground on the Project site is divided into a steep sloping hillside facing east towards De Portola Road that drains down to an existing blue line stream that crosses the site from north to south, roughly parallel with De Portola Road, and a gentler sloping area on the western portion that is currently being used for growing grapes. The majority of the development will be within this westerly portion of the site.

The westerly portion of the site where the development will occur drains generally to the south. There is an existing storm drain system on the Project site that captures and conveys runoff from this portion of the site to the existing blue line stream near the southerly property line. The easterly facing slope and the existing blue line stream on the easterly portion of the site will not be disturbed by the construction of the Project. The site will use an existing crossing over the stream near the southerly property line for access. The existing crossing will not require any expansion for its intended use.

Runoff from the site generally flows to the east to an existing blue line stream that runs parallel to De Portola Road. The channel slopes down to the south following the slope on De Portola Road. Eventually the runoff enters the Temecula Creek downstream of Vail Lake.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and two Harvest and Use Best Management Practices (BMPs). The inclusion of the BMPs will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event as per the Santa Margarita WQMP report (MS 4 permit).

BMP-1: A Storage Tank located near the entrance to the site. A total of 1.760 acres, including 1.01 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-1 (Reference **Figure 7, PPT 180019 WQMP Site Plan**). BMP-1 is a 48' long by 8' diameter storage tank that is connected to the sites irrigation system.

BMP-2: A Storage Tank located in the center of the site between the tasting room and the production building. A total of approximately 6.4 acres, including 3.5 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-2. BMP-2 is a 168' long by 8' diameter storage tank that is connected to the sites irrigation system

Grading

Phase 1 of the Project will include grading the site and construction of the tasting room, wine production building with wine production facility outside the building and storage below in a sub-terrain basement and associated parking. Phase 2 of the Project will include the construction of the hotel and paving of the remainder of the parking facilities. The proposed impervious coverage for the completed site will be about 4.19 acres, or 20 percent of the total Project site.

The Project rough grading will involve approximately 54,100 cubic yards (CY) of cut and fill. The Project will result in a balance of earthwork. Of the 20.9 net acres on the Project site, approximately 7.6 acres will be disturbed by the grading operation. The remainder of the site will not be affected by the development and will remain in its current condition.

The site currently ranges in elevation from approximately 1,288 feet near the southeast corner of the Project site to 1,401 feet near the northwestern corner of the site. The proposed grading for the Project will occur mainly in the central part of the site and not affect the high and low elevations for the site.

There will be limited off-site grading to widen De Portola Road at the entrance to the Project site. The estimated grading for the street widening is 110 CY of cut and fill. Reference **Figure 8, PPT 180019, Grading Plan – Index Map**.

The Project is expected to begin construction in 2019 and take approximately 13 months to complete. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coating.

The construction activities (phase) and the equipment fleet are contained in the **Table 1, Construction Equipment Assumptions Phase**, below:

**Table 1
Construction Equipment Assumptions Phase**

Phase ¹	Equipment ¹	Amount ¹	Hours Per Day ¹	Soil Disturbance Rate (Acres/ 8hr-Day)	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Rubber Tired Dozers	3	8	0.5	1.5	3.5
	Tractors/Loaders/Backhoes	4	8	0.5	2.0	
Grading	Excavators	1	8	0.5	0.5	3.0
	Graders	1	8	0.5	0.5	
	Rubber Tired Dozers	1	8	0.5	0.5	
	Tractors/Loaders/Backhoes	3	8	0.5	1.5	
Building Construction	Cranes	1	7	0.0	0.0	1.3
	Forklifts	3	8	0.0	0.0	
	Generator Sets	1	8	0.0	0.0	
	Tractors/Loaders/Backhoes	3	7	0.5	1.3	
	Welders	1	8	0.0	0.0	
Paving	Pavers	2	8	0.0	0.0	0.0
	Paving Equipment	2	8	0.0	0.0	
	Rollers	2	8	0.0	0.0	
Architectural Coating	Air Compressors	1	6	0.0	0.0	0.0

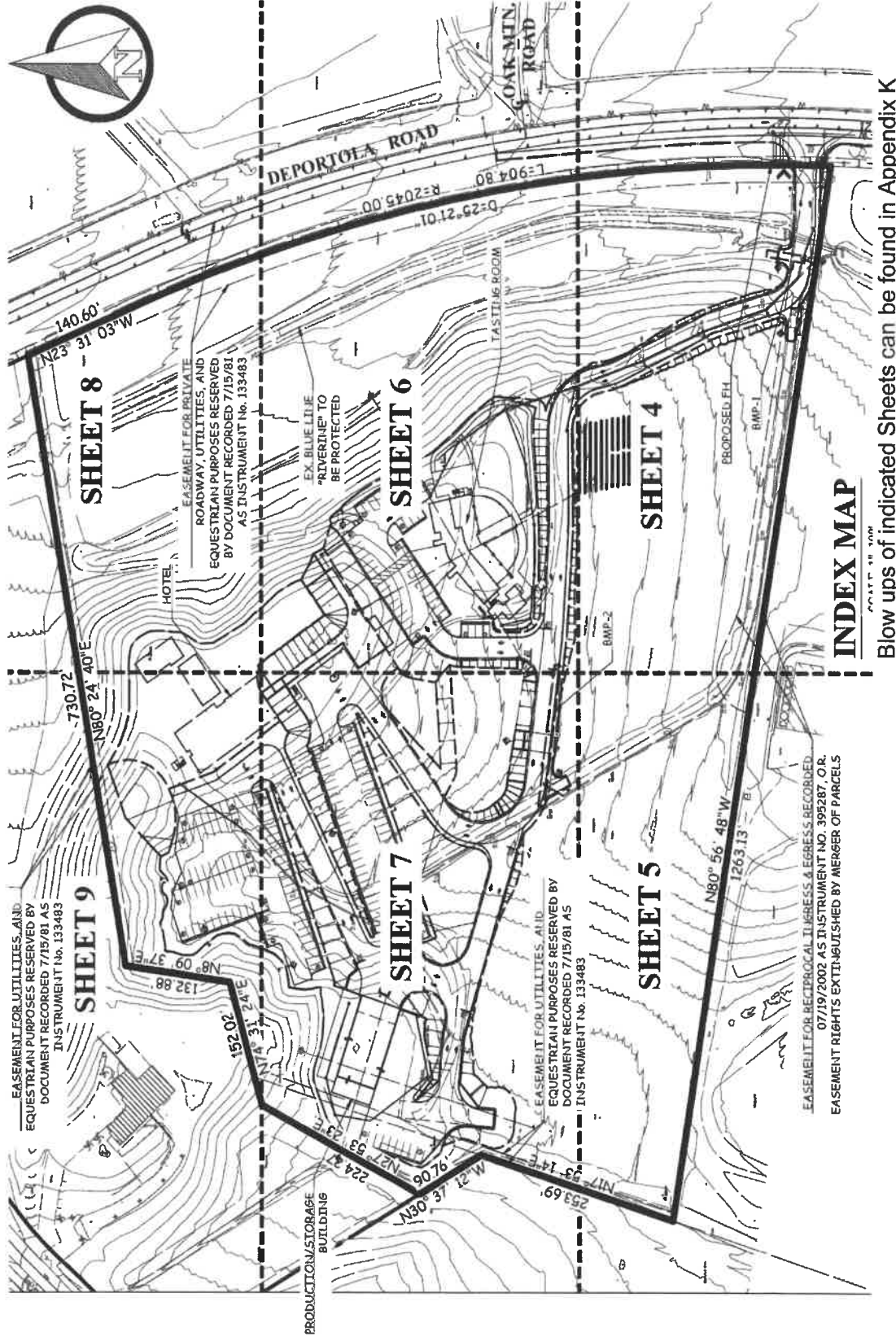
¹ CalEEMod Defaults

Figure 7, PPT 180019 WQMP Site Plan



Source: WQMP Report (Appendix H1)

Figure 8, PPT 180019, Grading Plan – Index Map



Blow ups of indicated Sheets can be found in Appendix K

Source: Project Application Materials (Appendix K)

Sewer and Water Facilities

The proposed Project will tie into existing water Rancho California Water District (RCWD) water facilities. The Project will extend an existing 12" water line approximately 700 feet southerly to the Project site. Wastewater treatment will be handled by an on-site Advanced Treatment Unit (ATU) septic system.

Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Advanced Treatment Unit (ATU) septic system
- Cable: Verizon
- Gas: On-site Propane
- Telephone: Verizon

I. PROJECT INFORMATION

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 20.9 net	Lots: 3 Legal Lots: 5 APNs	Sq. Ft. of Bldg. Area: 68,000	Est. No. of Employees: 100 Construction Jobs/100 Full-time jobs
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

A. **Assessor's Parcel No(s). (APN):** 927-640-008, -009, -011, -012 and -015. Reference **Figure 9, APN Map.**

B. **Street References:** The Project is located north of Pauba Road, southeast of Avenida Verde, and west of De Portola Road. The Project address is 37440 De Portola Road. Reference **Figure 2, Vicinity Map.**

C. **Section, Township & Range Description or reference/attach a Legal Description:** Township 7 and 8 South, Range 1 West in Section 31 and 6 RHO.

D. **Brief description of the existing environmental setting of the Project site and its surroundings:** Regionally, the Project site is located in the unincorporated Rancho California, Temecula Valley Wine Country, east of the City of Temecula, south of Lake Skinner and west of Vail Lake. The Project site is situated in the southeast portion of the Temecula Valley Wine Country – Winery District. More specifically, the Project site is located on the west side of De Portola Road, approximately 350 feet south of Avenida Verde, across from the "T" intersection of De Portola Road and Oak Mountain Road (aka Pulgas Creek Rd). Vehicular access to the site is provided via over 1,000 lineal feet of frontage along De Portola Road. Currently, a cut graded dirt service road extends west from De Portola Road near the southerly boundary of the Project site. The southern property boundary is contiguous to the existing ±12-acre Renzoni Winery, followed by the ±10-acre Fenzelli Vineyards Winery and the ±14-acre Keyways Winery.

Adjacent northeast of the Project site, across De Portola Road, is the Gershon Bachus Winery, followed by the ±10-acre Oak Mountain Winery on the north side of Via Verde, and the ±20-acre Leonesse Cellars Winery on the east side of De Portola Rd extending from Galloway Downs Drive to Los Alamitos Drive. Reference **Figure 10, Aerial Photo**.

Topographically, most of the Project site is a relatively flat established vineyard ranging from approximately 1292 to 1375-feet above mean sea level (MSL), generally draining in a south/southeast direction. There is a modest south by southeast trending hill comprising roughly 20 to 25 percent (20-25%) of the Project site extending through the central/central east portion of the site with a smaller leg extending along the north/northwest boundary of the site. The hill tops out at an elevation of approximately 1412 above MSL and offers views to the surrounding area from several different potential future pad areas on site. It is also noted that a blue line stream extends in a generally north / south direction through the east portion of the Project site between the hillside and De Portola Road.

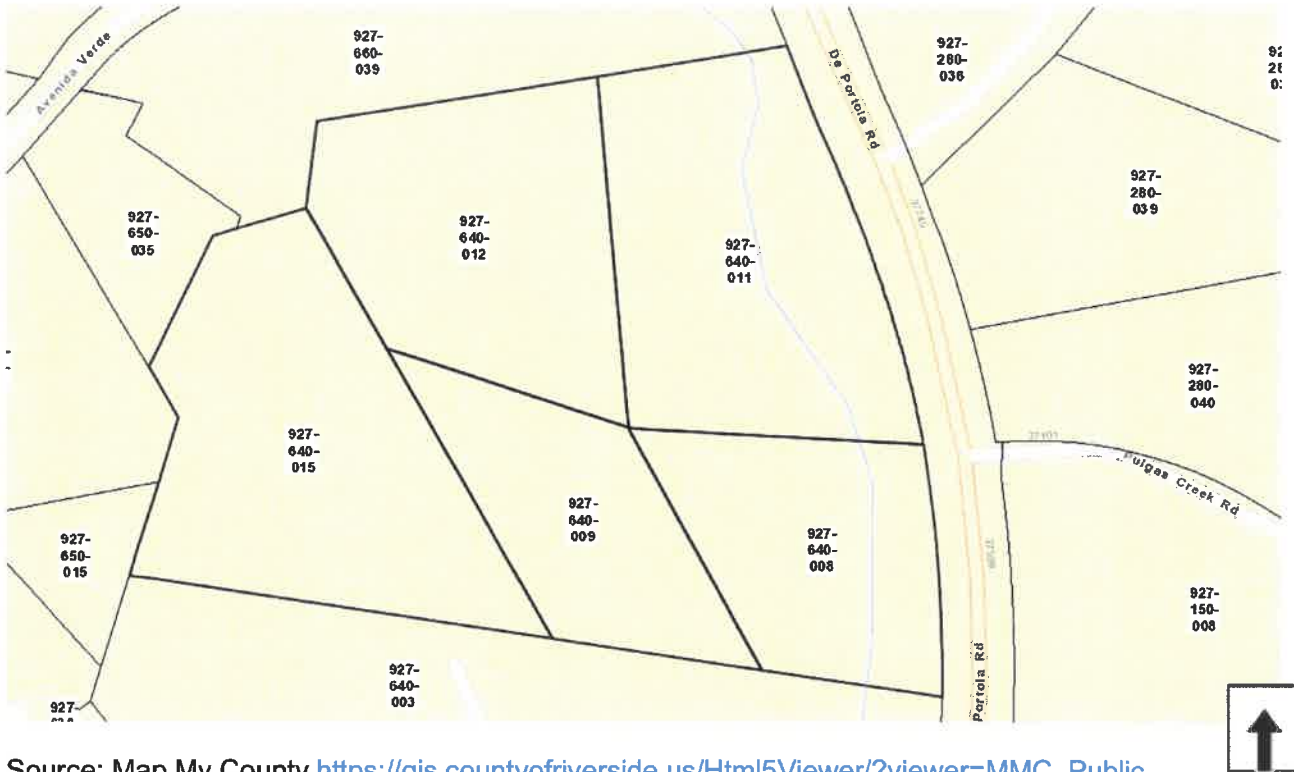
The existing vineyard is the dominant use of the 20.9 net acre Project site. There are five basic vegetation land cover categories on site, including 10.96 acres of Active Agriculture (the vineyard), 7.76 acres of Disturbed/Ruderal (dirt roads & bare ground), 0.94 acre of European Olive trees (established and irrigated at various locations throughout the Project site), 0.56 acre of Coastal Sage Scrub (two relatively small patches on the hill sides at the north boundary of the Project site), and 0.47 acre Non-native Grassland (located along the USGS-designated intermittent stream consisting of an unvegetated sandy wash bottom and open rip-rap on the banks in the eastern portion of the Project site).

Soils comprise sandy and clayey loam that contains some stream-rolled cobbles and small angular rocks. No bedrock exposures or sources of natural surface water are located within the boundaries of the Project site. Disturbance throughout the Project site is consistent with ongoing agricultural activities. Disturbed areas include cut/graded dirt service roads, the vineyard, and an associated subterranean irrigation system.

The Project is surrounded by other vineyards, several wineries, and estate-residential uses.

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Figure 9, APN Map



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 10, Aerial Photo



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Agriculture: Agriculture (A: AG) (10 Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District and Southwest Area Plan (SWAP). All other land use designations and other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The Project does contain an existing blue line stream that will not be disturbed nor significantly impacted during either construction or operations. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located within a flood plain, but is within a subsidence susceptible area. The proposed Project is not located within any other special hazard zone (including fault zone, dam inundation zone, area with moderate liquefaction potential, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. A Noise Exception to Ordinance No. 847 (NE1800002) has been applied for. Proposed with the Class V Winery is a hotel and special occasion facility with outdoor events. Amplified sounds that will occur on the Project site have been analyzed through a Noise Study submitted for the Project. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.
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.
8. **Healthy Communities:** The proposed Project has a 20 foot trails easement along De Portola Road and meets all other applicable Healthy Community element policies.

B. General Plan Area Plan(s): Southwest Area Plan (SWAP).

C. Foundation Component(s): Agriculture.

D. Land Use Designation(s): Agriculture (AG) (10 Acre Minimum). Reference **Figure 11, General Plan Land Use Designations.**

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

F. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Winery District.

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan (SWAP).
2. **Foundation Component(s):** Agriculture.
3. **Land Use Designation(s):** Agriculture (AG).
4. **Overlay(s), if any:** N/A.
5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District and Equestrian District to the extreme southeast across De Portola Road.

H. Adopted Specific Plan Information:

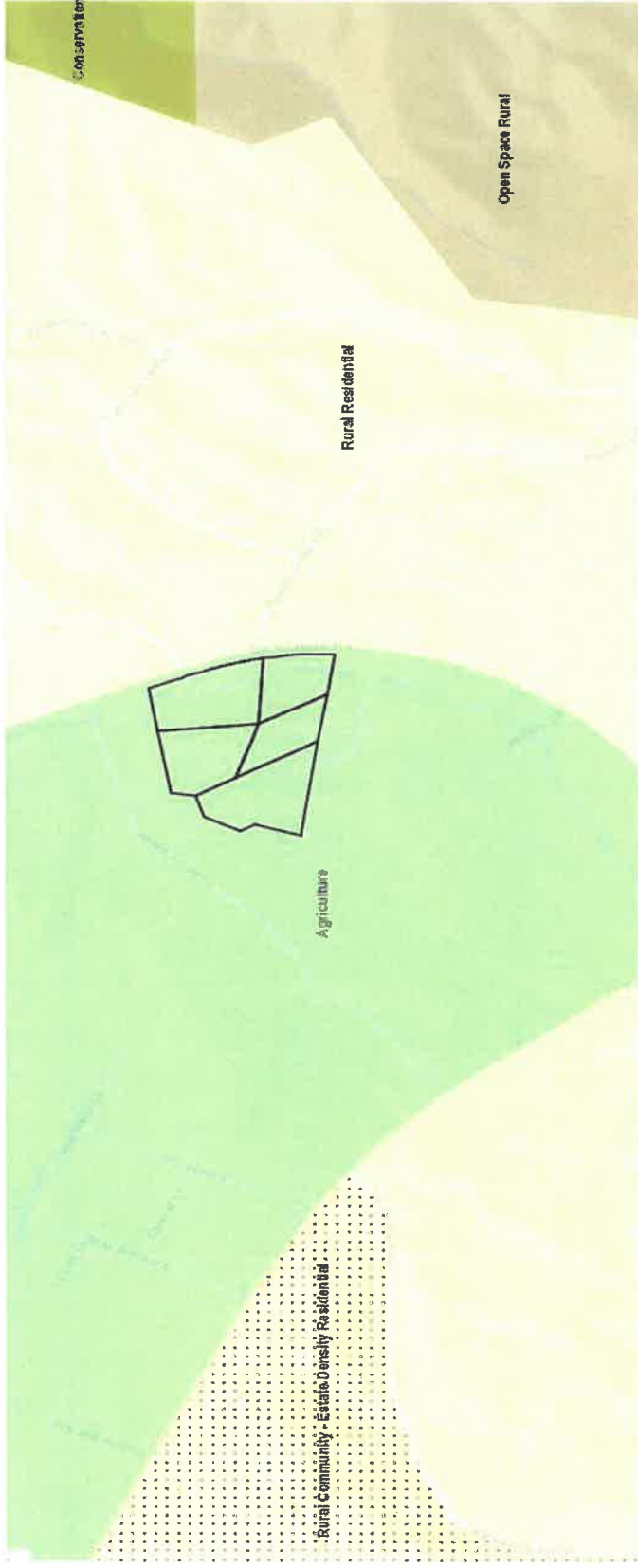
1. **Name and Number of Specific Plan, if any:** N/A.
2. **Specific Plan Planning Area, and Policies, if any:** N/A.

I. Existing Zoning: Wine Country-Winery (WC-W) Reference **Figure 12, Zoning Classifications.**

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

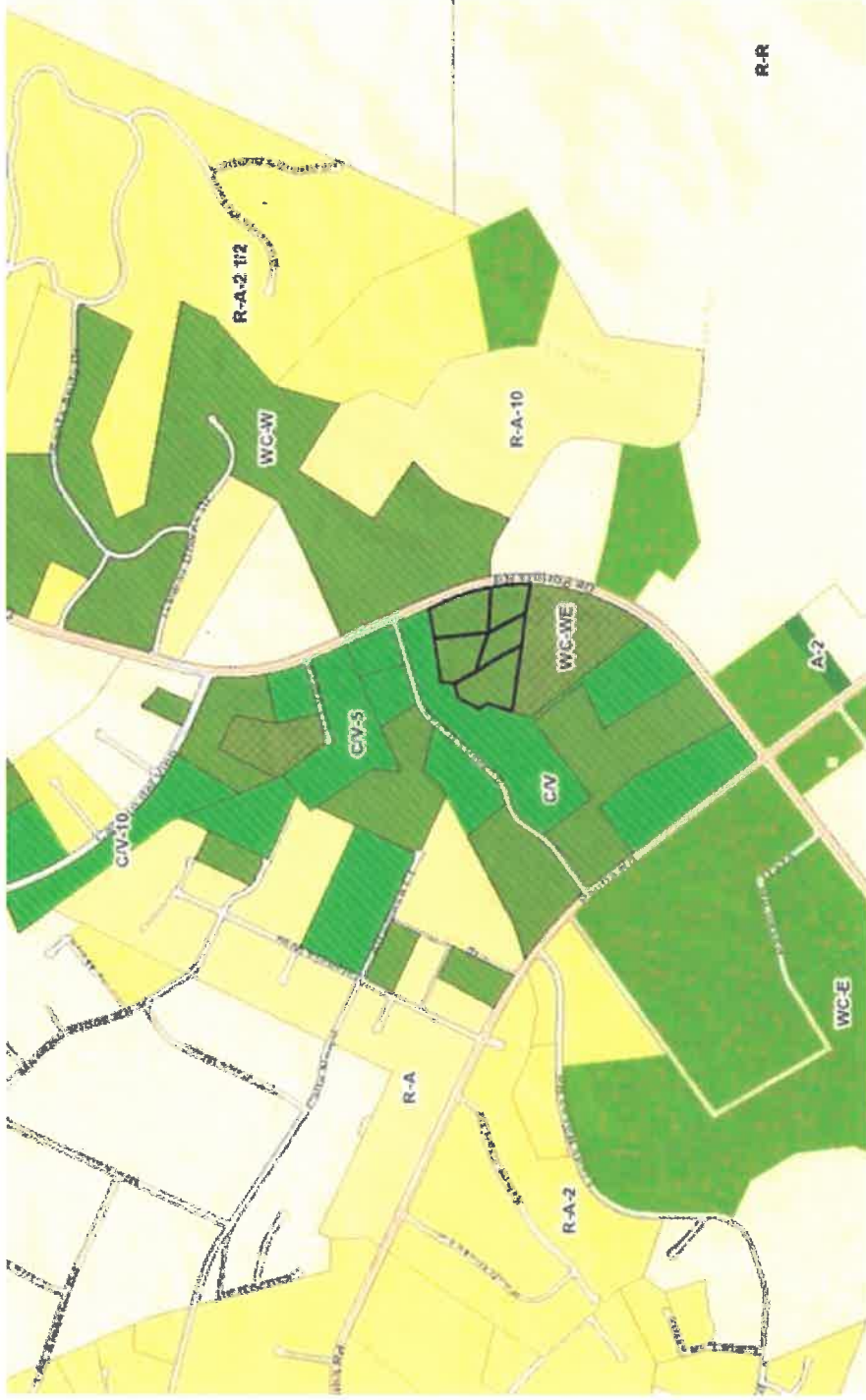
K. Adjacent and Surrounding Zoning: Citrus/Vineyard (C/V) to the north and west. To the south is Wine Country-Winery Existing (WC-WE). To the east is Wine Country-Winery (WC-W) and Rural Residential (R-R).

Figure 11, General Plan Land Use Designations



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 12, Zoning Classifications



- A-2 - Heavy Agriculture
- CV - Citrus Vineyard
- WC-W - Wine Country - Winery
- WC-WE - Wine Country-Winery Existing
- WC-E - Wine Country – Equestrian
- R-A - Residential Agricultural

Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

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 checked="" 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 checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other:
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Paleontological Resources	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation	

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

Tim Wheeler,
Project Planner

Printed Name

November 26, 2018

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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
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AESTHETICS. Would the Project:

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

Source(s): Southwest Area Plan (SWAP) – SWAP Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County (Appendix A)*; Site Photos, prepared August 30, 2018 (**Appendix B**); *HANS 170001 Western Riverside County MSHCP Compliance Document* prepared by Searl Biological Services, August 30, 2018 (**Appendix D**); and **Figure 11, General Plan Land Use Designations.**

Findings of Fact:

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

No Impact

The Project site is located in the SWAP. According to the SWAP, three (3) highways have been designated for Scenic Highway status:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway (COR GP SAP, p. 47).

The Project site is located approximately 9.7 miles from I-215, approximately 7.4 miles from I-15, and approximately 2.4 miles from SR79S, at its closest point. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project 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?*

Less Than Significant Impact

The Project site is located in an unincorporated area of Riverside County. The existing character of the Project site is defined as 10.96 acres of vineyard, 0.56 acres of Coastal Sage Scrub, and 7.76 acres of disturbed/ruderal, 0.94 acres of European Olive Trees and 0.47 acres of Non-native Grassland. The proposed Project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view. This is reflected by the Site Photos (**Appendix B**), as the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. Long term views to surrounding hills and mountains will not be obscured by the Project.

Approximately 75.5% of the proposed Project site will ultimately be planted in vineyards. The phased developments will also be designed in a pleasing manner and will be consistent with other wineries in the general area. Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): SWAP, Figure 6, SWAP Mt. Palomar Nighttime Lighting Policy Area; Map My County (**Appendix A**); and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

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

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

According to SWAP, Figure 6, SWAP Mt. Palomar Nighttime Lighting Policy Area; the Project site is located within Zone A of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 13.8 miles northwest from the Observatory.

The following policy is contained in the SWAP:

- **SWAP 13.1:** Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, and general design requirements, requirements for lamp source, and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues. Would the Project:				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): SWAP, Figure 6, SWAP Mt. Palomar Nighttime Lighting Policy Area; Map My County (Appendix A); Ordinance No. 655; and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and Figure 10, Aerial Photo.

Findings of Fact:

- a) *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

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

Currently, there are no light sources at the Project site. New lighting sources will be created associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the County. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent developed wineries. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of the winery, tasting room, hotel and restaurant, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include: house lights, streetlights, parking lot lights, and wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section 2.a, above.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915, any impacts will be less than significant from implementation of the Project.

b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

The closest existing residences are located 145 feet immediately to the northwest of the Project site (property line) with an additional 40 feet from the closest parking space (totaling 185 feet of distance). The Project site is approximately 50 feet lower in height than this residence. As discussed in Threshold 2.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once operational, lighting will be required to be in conformance with Ordinance No. 655, and Ordinance No. 915. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE & FOREST RESOURCES. Would the Project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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(s): Riverside County General Plan Figure OS-2 "Agricultural Resources;" *Map My County (Appendix A)*; Ordinance No. 348 (Article XIVd – Wine Country Zones); and Project Application Materials, June 2018 (**Appendix K**).

Findings of Fact:

a) *Would the Project 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?*

No Impact

According to *Map My County* the proposed Project site is designated as either: Prime Farmland, Unique Farmland, Farmland of Local Importance, Farmland of Statewide Importance, or Other Lands. The proposed Project site is currently 10.96 acres of vineyard, 0.56 acres of Coastal Sage Scrub, 7.76 acres of disturbed/ruderal, 0.94 acres of European Olive Trees and 0.47 acres of Non-native Grassland. Approximately 75.5% of the proposed Project site will be planted in vineyards. With the incorporation of an operational winery (with production and tasting) and the ancillary use of a hotel accompany an operational winery; this will be a benefit and will add a long-term and continues site use of vineyard or farmland to the inventory of farmland in the area. Implementation of the proposed Project will not 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. No impacts will occur.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

Less Than Significant Impact

As stated above, the proposed Project site is currently 10.96 acres of vineyard, 0.56 acres of Coastal Sage Scrub, 7.76 acres of disturbed/ruderal, and 0.94 acres of European Olive Trees and 0.47 acres of Non-native Grassland. Approximately 75.5% of the proposed Project site will be planted vineyards. This will be a benefit and will maintain farmland in the inventory of farmland in the area. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning or agricultural use. Any impacts 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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According to *Map My County*, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts will occur.

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

Less Than Significant Impact

Although the Project proposes commercial uses (tasting room, restaurant, hotel), the proposed Project would maintain the primarily agricultural uses as a winery with the production of wine. The commercial uses are determined to be secondary and incidental to the agricultural production occurring on the Project site, and actually helps support and enhance the use of the site for long-term agricultural purposes. The Project is consistent with the development standards of the Wine Country – Winery Zone, which has been established to preserve the distinctive character of the area and to protect against the location of uses that are incompatible with agricultural uses. Approximately 75.5% of the proposed Project site will be planted vineyards. Any impacts will be considered less than significant.

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

No Impact

Implementation of the proposed 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 Project actually helps support agricultural uses within the area. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County (Appendix A); Figure 10, Aerial Photo; and Project Site Visit – August 8, 2018 by Matthew Fagan.*

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) *Would the Project 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))?*

No Impact

Public Resources Code Section 12220(g) identifies forest land as:

“Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). No impacts will occur.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As discussed in Section 5.a, above, there is no forest land on the Project site or surrounding properties. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. No impacts will occur.

c) *Would the Project 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?*

No Impact

There are no other changes in the existing environment, which, due to their location or nature, could result in conversion of *forest land to non-forest use* (other than those discussed in Sections V.a and V.b, above). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY. Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts.	<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	<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
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
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(s): *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., August 9, 2018 (*AG/GHG Analysis, Appendix C*).

Note: Any tables or figures in this section are from the *AG/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), in the SCAQMD Coastal General Forecast Area, and in the Metropolitan Riverside South Coastal Air Monitoring Area – 23. The South Coast Air Quality Monitoring District has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards.

CEQA requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans. The SCAQMD Air Quality Management Plan (AQMP) is the regional plan that applies to the proposed Project.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region’s ability to comply with Federal and State air quality standards.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant Projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed Project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

- **Criterion 1 - Increase in the Frequency or Severity of Violations**

The results of the short-term construction emission levels and long-term operational emission levels show that the Project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Reference the discussion in 6.b, below. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard and is found to be consistent with the AQMP for the first criterion.

- **Criterion 2 - Exceed Assumptions in the AQMP**

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by Southern California Association of Governments (SCAG) in 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA.

The proposed Project is consistent with the County's General Plan and with the land use projections in the Temecula Valley Wine County Community Plan. Therefore, the proposed Project is consistent with the assumptions in the latest version of the AQMP and the impact is considered less than significant.

Based on the above, the proposed Project would not conflict with the implementation of the SCAQMD AQMP. Therefore, impacts are considered to be less than significant impact.

b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact

As discussed above, the Project site is located in the SCAB. State and federal air quality standards are often exceeded in many parts of the SCAB. Please reference *AQ/GHG Analysis* for a description of the current atmospheric setting, pollutants, air quality management, and air quality standards. A discussion of the Project's potential short-term construction impacts and long-term operational impacts is provided below.

Construction Emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project's short-term construction emissions for the criteria pollutants.

Methodology

Construction of the Project is assumed to begin in the year 2019 and last approximately 13 months. The construction schedule is based on default timing assumptions in CalEEMod. Construction activity will consist of site preparation, grading, building construction, paving, and architectural coating. Construction phases are not expected to overlap.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. **Table 6-1, Construction Equipment Assumptions Phase**, and a construction list from that Table are shown below.

The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during site preparation and grading. CalEEMod estimates the worst-case fugitive dust impacts will occur during the site preparation phase. The maximum daily disturbance footprint would be 3.5 acres per 8-hour day with all equipment in use.

Project design features for construction have been included in the analysis below.

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

**Table 6-1
Construction Equipment Assumptions Phase**

Phase ¹	Equipment ¹	Amount ¹	Hours Per Day ¹	Soil Disturbance Rate (Acres/ 8hr-Day)	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Rubber Tired Dozers	3	8	0.5	1.5	3.5
	Tractors/Loaders/Backhoes	4	8	0.5	2.0	
Grading	Excavators	1	8	0.5	0.5	3.0
	Graders	1	8	0.5	0.5	
	Rubber Tired Dozers	1	8	0.5	0.5	
	Tractors/Loaders/Backhoes	3	8	0.5	1.5	
Building Construction	Cranes	1	7	0.0	0.0	1.3
	Forklifts	3	8	0.0	0.0	
	Generator Sets	1	8	0.0	0.0	
	Tractors/Loaders/Backhoes	3	7	0.5	1.3	
	Welders	1	8	0.0	0.0	
Paving	Pavers	2	8	0.0	0.0	0.0
	Paving Equipment	2	8	0.0	0.0	
	Rollers	2	8	0.0	0.0	
Architectural Coating	Air Compressors	1	6	0.0	0.0	0.0

¹ CalEEMod Defaults

Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the CEQA Guidelines. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards.

Table 6-2, SCAQMD Regional Significance Thresholds, below, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this report. Lead is not included as part of this analysis as the Project is not expected to emit lead in any significant measurable quantity.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 6-2
SCAQMD Regional Significance Thresholds**

Pollutant	Construction (lbs./day)	Operation (lbs./day)
NO_x	100	55
VOC	75	55
PM₁₀	150	150
PM_{2.5}	55	55
SO_x	150	150
CO	550	550

Regional Air Quality Impacts from Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance.

As shown in **Table 6-3, *Regional Construction Emissions***, below, regional daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance. The maximum daily emissions during summer or winter in **Table 6-3** includes both on-site and off-site Project emissions.

**Table 6-3
Regional Construction Emissions**

Maximum Daily Emissions (lbs./day)						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	4.43	45.64	22.86	0.04	9.50	6.05
Grading	2.66	28.40	16.96	0.03	4.07	2.62
Building Construction	2.67	23.28	19.55	0.04	1.93	1.40
Paving	2.40	21.17	19.00	0.04	1.75	1.23
Architectural Coating	34.03	1.71	2.19	0.00	0.21	0.14
Maximum ¹	34.03	45.64	22.86	0.04	9.50	6.05
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

The Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described below. Compliance with the dust control is considered a standard requirement

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and included as part of the Project's design features, not mitigation, as this is a regulatory requirement.

The Project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to 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).

The Project's short-term construction impact on regional air resources is less than significant with compliance with SCAQMD requirements, as stated above.

Localized Construction Emissions

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Analysis* identifies the following parameters in the Project design or applicable mitigation measures in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

- 1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- 2) The maximum number of acres disturbed on the peak day.
- 3) Any emission control devices added onto off-road equipment.
- 4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

Air quality emissions were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 6-4, SCAQMD Localized Significance Thresholds (LST)**, below, lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 26 – Temecula Valley. The nearest existing sensitive receptors are located approximately 150 feet (45 meters) away. To be conservative, the receptor distance is assumed to be 25 meters for LST threshold analysis purposes. The daily disturbance area is calculated to be 3.5 acres, however LST thresholds are only based on 1, 2 and 5-acre sites. A linear progression model was used to estimate the threshold for a 3.5-acre site based on the established LST thresholds.

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

**Table 6-4
SCAQMD Localized Significance Thresholds (LST)**

Pollutant	Construction (lbs./day)	Operational (lbs./day)
NO _x	298	298
CO	1,522	1,522
PM ₁₀	9.80	2.9
PM _{2.5}	6.10	1.6

Table 6-4, above, illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds.

Fugitive Dust - Construction

The Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land clearing activities, cut-and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site.

**Table 6-5
Localized Construction Emissions**

Maximum Daily Emissions (lbs./day) ¹				
Activity	NO _x	CO	PM ₁₀	PM _{2.5}
On-site Emissions	45.57	22.06	9.30	6.00
SCAQMD Construction Threshold ²	298	1,522	9.80	6.10
Exceeds Threshold (?)	No	No	No	No

As shown in **Table 6-5, Localized Construction Emissions**, above, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions.

Diesel Particulate Matter – Construction

The greatest potential for toxic air contaminant emissions from the Project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in **Table 6-3, Regional Construction Emissions**, and in **Table 6-5, Localized Construction Emissions**, above, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project's construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

In September 2000, the CARB adopted the Diesel Risk Reduction Plan, which recommends several control measures to reduce the risks associated with diesel particulate matter (DPM). The key elements of the Plan are to clean up existing engines through engine retrofit emission control devices, to adopt stringent standards for new diesel engines, to lower the sulfur content of diesel fuel, and implement advanced technology emission control devices on diesel engines.

To ensure the level of DPM exposure is reduced as much as possible, the Project shall implement the best available pollution control strategies to minimize potential health risks. These are reflected in SCAQMD requirements, as stated above. Impacts from DPM are considered less than significant.

Asbestos - Construction

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems.

Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within the vicinity of the Project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. However, in the event NOA is found on the site, the Project will be required to comply with the NESHAP standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant.

The Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal. A person certified in asbestos removal procedures will be required to supervise on-site activities. By following the required asbestos abatement protocols, the Project impacts will be considered less than significant.

Operational Emissions

Operational Assumptions

Operational emissions occur over the life of the Project and are considered "long-term" sources of emissions. Operational emissions include both direct and indirect sources.

Regional Operational Emissions

Long-term operational air pollutant impacts from the Project are shown in **Table 6-6, Regional Operational Emissions**, below.

Table 6-6

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

Regional Operational Emissions

Maximum Daily Emissions (lbs./day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile Sources	2.14	14.10	18.43	0.07	4.49	1.24
Energy Sources	0.18	1.60	1.35	0.01	0.12	0.12
Area Sources	1.62	0.00	0.01	0.00	0.00	0.00
Total¹	3.93	15.71	19.79	0.08	4.62	1.37
SCAQMD Threshold ²	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

The maximum daily emissions analyzed in **Table 6-6**, above, include both on-site and off-site Project emissions.

The Project's daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the project would not contribute to 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).

Localized Operational Emissions

Table 6-7, Localized Operational Emissions, below, shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

**Table 6-7
Localized Operational Emissions**

Maximum Daily Emissions (lbs./day)				
LST Pollutants	NO _x (lbs./day)	CO (lbs./day)	PM ₁₀ (lbs./day)	PM _{2.5} (lbs./day)
On-site Emissions (mobile source)	2.31	2.28	0.3	0.18
SCAQMD Operation Threshold	298	1,522	2.9	1.6
Exceeds Threshold (?)	No	No	No	No

As shown in **Table 6-7**, above, emissions will be below the SCAQMD thresholds of significance for localized operational emissions. The Project will result in less than significant localized operational emissions impacts with the incorporation of Temecula Valley Wine County Community Plan,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the GHG Workbook Mass Emissions thresholds, and the current Title 24 building code requirements, (see discussion in Section 20, Greenhouse Gasses, below).

Toxic Air Contaminants – Operations

A TAC is defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. Typically, the primary source of TAC emissions for commercial land uses would be from on-site operations of diesel trucks. Diesel trucks emit diesel particulate matter (DPM) which is a known source of toxic air contaminants (TAC).

While the commercial tasting room, hotel and wine production facility may attract occasional diesel truck trips for shipping and delivery purposes, based on the Project’s trip generation and estimated fleet mix, the proposed Project is not expected to be a significant and continuous generator of truck traffic. Therefore, the Project is not considered to include major sources of toxic air contaminant (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Furthermore, the Project would not exacerbate existing conditions, and the Project impact is considered less than significant.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations.

Local CO Emission Impacts from Project-Generated Vehicular Trips

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced. In fact, the SCAQMD AQMP found that peak CO concentrations were primarily the result of unusual meteorological and topographical conditions, not traffic congestion. Additionally, the 2003 SCAQMD AQMP found that, at four of the busiest intersections in SCAB, there were no CO hot spots concentrations.

Based on the Project trip generation, it is reasonable to conclude that the Project would not significantly increase traffic congestion in the vicinity of the Project site that would lead to the formation of CO Hot Spots. The Project impact to CO Hot Spots is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the Project 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)?*

Less Than Significant Impact

“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Any impacts are less than significant.

- d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?*

Less Than Significant Impact

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools.

The nearest existing sensitive receptors to the Project site are existing residential dwelling units located approximately 150 feet (45 meters) to the north-northwest of the site. Impacts were analyzed at a distance of 25 meters in order to demonstrate that the Project will comply with the most stringent localized thresholds.

As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions resulting from the Project. Those impacts are also less than significant.

- e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

No Impact

Sensitive receptors and the facilities that house them in proximity to localized CO sources, toxic air contaminants, or odors are *point source emitters* 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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athletic facilities. The Project is not a sensitive receptor and is not located within one mile of an existing substantial point source emitter. As discussed in 6.b, above, there are no CO hot spots located in proximity to the Project site. No impact will occur.

f) *Would the Project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact

Odors – Construction

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project. Therefore, the Project impact from odor emissions is less than significant.

Odors – Operations

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The proposed Project does not contain land uses that would typically be associated with significant odor emissions.

The Project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. The operation of the Project would result in less than significant odor impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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(s): *Map My County (Appendix A); Project Site Visit – August 8, 2018 by Matthew Fagan; HANS 170001 Western Riverside County MSHCP Compliance Document prepared by Searl Biological Services, August 30, 2018 (HANS/MSHCP Compliance Document, Appendix D); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).*

Findings of Fact:

a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less Than Significant with Mitigation Incorporated

The discussions below provide a summary demonstrating how the Project is consistent with MSHCP requirements for each of the above-listed issue areas.

MSHCP Reserve Assembly Requirements

The Property was located within the western portion of Criteria Cell Group C outside of the 60%-70% targeted Additional Reserve Lands (ARL). This notwithstanding, the Property is not required to contribute to the goals for SU3, Criteria Cell Group C, Proposed Core 7, or Proposed Constrained Linkage 24 as ARL since it is located outside of the targeted ARL.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

One potential Riverine feature, Feature A, was present in the eastern portion of the site. This ephemeral, human-created ditch was of low biological value; however, it was a USGS-designated ephemeral stream and does convey flow during rainfall events. Feature A was not suitable and does not provide functions and values for MSHCP Section 6.1.2 Planning Species. Feature A flows exit the Feature as surface flow south of the site onto De Portola Road and transition to sheetflow along the road shoulder. Based on field evidence, flow from Feature A was not tributary to Temecula Creek. This notwithstanding, the proposed Project will avoid impacts to Feature A. The proposed street improvements/access road in the southeastern portion of the site will improve only the surface of the road with the two 36-inch culverts remaining in place and Feature A “as-is.” The proposed Project will place a deed restriction over the “Avoidance Area” in order to demonstrate that the area will be protected in perpetuity with the finalization of the deed restriction as a condition of Project approval by Riverside County. This is included as **Mitigation Measure MM-BIO-1**. The Project is consistent with MSHCP Section 6.1.2.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The Property was not located within a MSHCP-designated assessment area for Narrow Endemic Plants. The Project is consistent with MSHCP Section 6.1.3.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The Property was not located immediately adjacent to targeted ARL; however, the proposed Project will incorporate measures to reduce the potential of adverse effects from drainage, toxics, etc. with the implementation of the SWPPP, and WQMP. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The Project is consistent with MSHCP Section 6.1.4.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

Burrowing Owl (BUOW)

The site is located within a BUOW assessment area. The site is not located within a MSHCP Section 6.3.2 Criteria Area Plants, Small Mammal or Amphibian assessment areas.

No BUOW or BUOW signs were detected on the Project site. No BUOW were detected on or within 150-meters of the property.

A 30-day pre-construction survey is required by the MSHCP prior to any Project-related ground disturbance activities. Pre-construction take avoidance surveys shall be proposed in accordance with MSHCP requirements and is included as **Mitigation Measure MM BIO-2** and **Mitigation Measure MM BIO-3**. Impacts will be reduced to a less than significant level with the incorporation of mitigation.

The proposed Project is consistent with MSHCP Section 6.3.2.

As outlined in Section 6 of the MSHCP, “Payment of the mitigation fee and compliance with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP.”

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. All building permit applicants may pay their Western Riverside County MSHCP mitigation fees at any time after having an approved land development permit for the County of Riverside Planning Division (ex: conditional use permit, public use permit, plot plan) and have also paid for building permit plan review or permit fees. Payment of this fee is included as **Standard Condition SC-BIO-1**. This is not considered unique mitigation under CEQA.

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Implementation of **Mitigation Measure MM-BIO-1**, **Mitigation Measure MM-BIO-2**, and **Mitigation Measure MM-BIO-3**, ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and mitigation measures.

The Riverside County Planning Department’s Environmental Programs Division (EPD) and the Western Riverside County Regional Conservation Authority (RCA) have both reviewed the project and determined that the project is consistent with both the Criteria and all other plan requirements set out within the MSHCP. The U.S. Fish and Wildlife Services and the California Department of Fish and Wildlife (collectively the Wildlife Agencies) have also reviewed the project and find that while they “concur removal of the proposed project site from conservation will not impair the linkage and habitat goals for Cell Group C,” they “do not agree that development of the proposed Project site is consistent with the existing Reserve Assembly requirements for Cell Group C” due to acreage shortfalls within the Cell Group, and recommend that a Criteria Refinement be completed for this project. Riverside County does not agree with the Wildlife Agencies’ assessment and maintains that the project is consistent with all requirements of the MSHCP.

- b) *Would the Project 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)?*

Less Than Significant with Mitigation Incorporated

Implementation of the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species as discussed in Sections 7.a., above, and Sections 7.c., 7.d, and 7.e, below, with the incorporation of **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM BIO-2**, and **Mitigation Measure MM-BIO-3** any impacts will be reduced to a less than significant level. The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810.2. These are standard fees and are not considered unique mitigation under CEQA. Any impacts will remain less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the Project 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. Fish and Wildlife Service?*

Less than Significant with Mitigation Incorporated

Discussion is referenced in Section 7.a., above, and Sections 7.d, 7.e., and 7.f, below. Based on this data, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service. The Project would avoid impacts to Feature A, and the remaining site has already been actively cultivated for agricultural uses. Additional mitigation related to burrowing owl and nesting species, as well as payments of MSHCP fees, would ensure all impacts would remain less than significant.

- d) *Would the Project 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?*

Less than Significant with Mitigation Incorporated

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which make it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

The Project site, and areas in the immediate vicinity of the Project contains trees, shrubs, and grasslands that provide suitable nesting habitat for a number of migratory bird species known to nest in the Project area.

Impacts to nesting bird species must be avoided at all times. The period from approximately 15 February to 31 August is the expected breeding season for bird species occurring in the Project area. Under **Mitigation Measure MM-BIO-2**, and **Mitigation Measure MM-BIO-3**, if Project activity or vegetation removal must be initiated during the breeding season, a qualified biologist shall check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With these measures, impacts to nesting birds will be less than significant. No other species are anticipated to be impacted under this impact.

- e) *Would the Project 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 Wildlife or US Fish and Wildlife Service?*

Less Than Significant with Mitigation Incorporated

No habitat meeting the criteria of a vernal pool was detected on the property. The property does not support depression areas, and no evidence of long-lasting ponds (i.e., cracked mud, crusty soil, etc.) was detected. Saline-alkali or clay soils, a common component of vernal pools, were also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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absent. Plants typically associated with vernal pools, or remnants thereof, such as alkaline popcorn flower (*Plagiobothrys leptocladus*), western marsh cudweed (*Gnaphalium palustre*), Parish's glasswort (*Arthrocnemum subterminale*), and swamp pickle grass (*Crypsis schoenoides*) were also not detected on the Site.

No suitable habitat for fairy shrimp was detected on the property. Similar to the vernal pool assessment, no areas were detected on the site that contained evidence of supporting long-lasting pools, and depression areas were absent from the Property. Additionally, road ruts that contained evidence of ponding, and stock ponds were also not detected on the property.

One potential Riverine feature, Feature A, was present in the eastern portion of the site. This ephemeral, human-created ditch was of low biological value; however, it was a USGS-designated ephemeral stream and does convey flow during rainfall events. Feature A flows exit the Feature as surface flow south of the site onto De Portola Road and transition to sheetflow along the road shoulder. Flow from Feature A is ultimately tributary to Temecula Creek; however, it does not support any downstream habitat, riparian or otherwise. This notwithstanding, the proposed Project will avoid any physical environmental impacts to Feature A. The proposed street improvements/access road in the southeastern portion of the site will improve only the surface of the road, with the two 36-inch culverts remaining in place and maintaining Feature A "as-is." The proposed Project will place a deed restriction over the "Avoidance Area" in order to demonstrate that the area will be protected in perpetuity with the finalization of the deed restriction as a condition of Project approval by Riverside County. This is included as **Mitigation Measure MM-BIO-1**.

Therefore, implementation of 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 Wildlife or U. S. Fish and Wildlife Service with the incorporation of **Mitigation Measure MM-BIO-1**.

- f) *Would the Project 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?*

Less Than Significant with Mitigation Incorporated

One potential Riverine feature, Feature A, was present in the eastern portion of the site. This ephemeral, human-created ditch was of low biological value; however, it was a USGS-designated ephemeral stream and does convey flow during rainfall events. Feature A flows exit the Feature as surface flow south of the site onto De Portola Road and transition to sheetflow along the road shoulder. Flow from Feature A is ultimately tributary to Temecula Creek; however, it does not support any downstream habitat, riparian or otherwise. This notwithstanding, the proposed Project will avoid any physical environmental impacts to Feature A. The proposed street improvements/access road in the southeastern portion of the site will improve only the surface of the road, with the two 36-inch culverts remaining in place and maintaining Feature A "as-is." The proposed Project will place a deed restriction over the "Avoidance Area" in order to demonstrate that the area will be protected in perpetuity with the finalization of the deed restriction as a condition of Project approval by Riverside County. Additionally, standard conditions that require the preparation and implementation of a SWPPP and WQMP provide further requirements to ensure impacts to any federally protected wetlands are minimized. This is included as **Mitigation Measure MM-BIO-1**.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No habitat meeting the criteria of a vernal pool was detected on the property. The property does not support depression areas, and no evidence of long-lasting ponds (i.e., cracked mud, crusty soil, etc.) was detected. Saline-alkali or clay soils, a common component of vernal pools, were also absent. Plants typically associated with vernal pools, or remnants thereof, such as alkaline popcorn flower (*Plagiobothrys leptocladus*), western marsh cudweed (*Gnaphalium palustre*), Parish's glasswort (*Arthrocnemum subterminale*), and swamp pickle grass (*Crypsis schoenoides*) were also not detected on the Site.

No suitable habitat for fairy shrimp was detected on the property. Similar to the vernal pool assessment, no areas were detected on the site that contained evidence of supporting long-lasting pools, and depression areas were absent from the Property. Additionally, road ruts that contained evidence of ponding, and stock ponds were also not detected on the property.

Therefore, implementation of the Project will not 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 with the incorporation of **Mitigation Measure MM-BIO-1**.

- g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

The existing vineyard is the dominant use of the 20.9 acre Project site. There are five basic vegetation land cover categories on site, including 10.96 acres of Active Agriculture (the vineyard), 7.76 acres of Disturbed/Ruderal (dirt roads & bare ground), 0.94 acre of European Olive trees (established and irrigated at various locations throughout the Project site), 0.56 acre of Coastal Sage Scrub (two relatively small patches on the hill sides at the north boundary of the Project site), and 0.47 acre Non-native Grassland (located along the USGS-designated intermittent stream consisting of an unvegetated sandy wash bottom and open rip-rap on the banks in the eastern portion of the Project site).

There are no oak trees on the Project site. The County's Oak Tree Management Guidelines would not be applicable. The provisions of Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply.

Therefore, the proposed Project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation Measures

MM-BIO-1 Prior to the issuance of a grading permit, the Project applicant will place a deed restriction over the "Avoidance Area" as identified in the *HANS/MSHCP Compliance Document*. This deed restriction will assure that the "Avoidance Area" be protected in perpetuity.

MM-BIO-2 If grading is to occur during the nesting season (February 15 – August 31), a nesting bird survey shall be conducted within ten (10) days prior to grading permit issuance. This survey shall be conducted by a qualified biologist holding a Memorandum of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval.

MM-BIO-3 Preconstruction survey for burrowing owl. A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County of Riverside Planning Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

Monitoring: Monitoring of these mitigation measures will occur through the Building & Safety plan check process.

CULTURAL RESOURCES. Would the Project:

8. Historic Resources

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

Source(s): *Phase I Historical/Archaeological Resources Survey De Portola Estate Winery Project*, prepared by CRM TECH, August 27, 2018 (H/ARS, **Appendix E**).

Findings of Fact:

a) *Would the Project alter or destroy an historic site?*

Less Than Significant Impact

No potential "historical resources" were previously recorded within or adjacent to the Project area, and none were found during the survey of the Project site. In addition, no notable cultural features were known to be present within the Project boundaries throughout the historic period, and Native American input obtained during this study did not identify any sites of traditional cultural value in the project vicinity. Furthermore, the *Geotechnical Interpretive Report (Appendix F1)* for the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project observes that “undocumented artificial fill materials were encountered throughout the site within the upper 0 to 6 feet,” and that the sediments underneath the fill belong to the Pauba Formation of Pleistocene age, which was deposited before human occupation of inland southern California.

Since the bedrock outcrops as the hill across the central portion of the property, the total depth of soil deposit at the project location appears to be limited. Considering the presence of the artificial fill and the lack of any surface manifestation of archaeological remains, the subsurface sediments in the Project area are unlikely to contain any intact, potentially significant cultural deposits from the prehistoric or historic period. Based on these findings, it was concluded that no “historical resources” exist within the Project area and, thus, no impacts would occur. However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

- b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Less Than Significant Impact

According to Public Resources Code (PRC) §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

The proposed Project site does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines.

The Project site is not listed with the State Office of Historic Preservation or the National Register of Historic Places.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): *Phase I Historical/Archaeological Resources Survey De Portola Estate Winery Project*, prepared by CRM TECH, August 27, 2018 (*H/ARS, Appendix E*).

In addition to the analysis below, as it pertains to archaeological resources, please reference the discussion contained in Section 45, Tribal Cultural Resources, of this Initial Study.

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant Impact

As discussed in 8.a, above, it has been determined that there will be no impacts to known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they are not present on the Project site. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA.

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?*

Less Than Significant Impact

As discussed in 8.a, above, it has been determined that there will be no impacts to known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they are not present on the Project site. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Based on input provided by the Pechanga Band, there is a potential for human remains to be present in this area.

Thus, in order to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation County conditions of approval and State Law requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts will be less than significant with implementation of mitigation

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Thus, compliance with the above-referenced state laws will reduce impacts to less than significant levels.

- d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

No Impact

At the current time, the Project site 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 none are occurring. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the Project:

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones;" *Map My County (Appendix A)*; *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report, Appendix F1*).

Note: Any tables or figures in this section are from the *Geo Investigation*, unless otherwise noted.

Findings of Fact:

a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a County Fault Hazard Zone. No impacts will occur.

b) *Would the Project 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?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site.

The nearest known faults to the Project site are shown in **Table 10-1, Regional Faults in the Vicinity of the Project Site that are Capable of Producing a Moment Magnitude Exceeding 6.0**, below, with the closest fault, the Elsinore-Temecula Fault, being 5.7 miles away from the Project site.

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

**Table 10-1
Regional Faults in the Vicinity of the Project Site that are Capable of Producing a Moment Magnitude Exceeding 6.0**

Fault – Section Name	Approximate Distance from Project Site		Slip Rate Category	Slip Rate (Millimeters/Year)	Probable Magnitude
	Miles	Kilometers			
<i>Elsinore Fault</i>					6.5 - 7.5
Temecula Section	5.7	9.2	Btw 1.0 and 5.0	5.00	--
Julian Section	8.6	13.8	Btw 1.0 and 5.0	5.00	--
Glen Ivy Section	16.6	26.7	>5.0 mm/yr	5.00	--
<i>San Jacinto Fault</i>					6.5 - 7.5
Anza Section	15.9	25.6	>5.0 mm/yr	12.00	--
San Jacinto Valley Section	16.6	26.7	>5.0 mm/yr	12.00	--
San Bernardino Valley Section	33.9	54.6	>5.0 mm/yr	12.00	--
<i>San Andreas Fault</i>					6.8 - 8.0
San Bernardino Mtns Section	36.6	58.9	>5.0 mm/yr	14 – 30	--
Coachella Section	43.5	70.0	>5.0 mm/yr	23 – 35	--

Source(s):

1. Quaternary Fault and Fold Database of the United States, Earthquake Hazards Program, U.S. Geological Survey (USGS); <https://earthquake.usgs.gov/hazards/qfaults/>.
2. Caltech's Southern California Earthquake Data Center (SCEDC); <http://scedc.caltech.edu/significant/sanandreas.html>, <http://scedc.caltech.edu/significant/sanjacinto.html>, and <http://scedc.caltech.edu/significant/elsinore.html>.
3. Appendix F: Summary of Geologic Data and Development of A Priori Rupture Models for the Elsinore, San Jacinto, and Garlock Faults, USGS Open File Report 2007-1437F, CGS Special Report 203F, SCEC Contribution #1138F, Version 1.0, 2008, U.S. Department of the Interior, U.S. Geological Survey California Department of Conservation, California Geological Survey; <https://pubs.usgs.gov/of/2007/1437f/of2007-1437f.pdf>.
4. Google Earth/KML Files for Quaternary Faults and Folds in the U.S.; <https://earthquake.usgs.gov/learn/kml.php>

Therefore, there is no potential for rupture of a known 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 on the Project site. Regardless, the Project will be required to adhere to the stringent requirements of the California Building Code (CBC). As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

11. Liquefaction Potential Zone

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction;” *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report, Appendix F1*); Ordinance No. 457 (An Ordinance of the County of Riverside Relating to the Building Requirements and Adopting the 1997 Edition of The Uniform Administrative Code Adopted by The International Conference of Building Officials; The 2001 California Building Code Including the Appendix and Standards Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Housing Code Adopted by The International Conference Of Building Officials; the 1997 Edition of The Uniform Code For The Abatement Of Dangerous Buildings Adopted by The International Conference of Building Officials; the 2001 California Plumbing Code, including the Appendix and Standards Adopted by The California Building Standards Commission; the 2001 California Mechanical Code, including the appendix and Standards Adopted by The California Building Standards Commission; the 2000 Edition Of The Uniform Swimming Pool, Spa and Hot Tub Code Adopted by The International Association of Plumbing and Mechanical Officials; the 2001 California Electrical Code Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Sign Code Adopted by The International Conference of Building Officials; and The 1997 Edition of The Code for Building Conservation Adopted by The International Conference Of Building Officials as the Standards of Said Ordinance); and EA 42712.

Findings of Fact:

a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*

Less Than Significant Impact

Liquefaction commonly occurs when three conditions are present simultaneously: (1) high groundwater; (2) relatively loose, cohesionless (sandy) soil; and (3) earthquake-generated seismic waves. The presence of these conditions may cause a loss of shear strength and, in many cases, the settlement of subsurface soils.

Groundwater was not observed during the field exploration of the Project site conducted to a maximum depth of eight (8) feet in Test Pit 7. Historically, groundwater in this area has been located at a depth of over 50 feet.

Subsurface exploration of the Project site was performed on January 10, 2018. A backhoe was mobilized to excavate nine (9) test pits throughout the Project area to a maximum of 8 feet. As set forth in the *Geotechnical Interpretive Report*, the most relevant local geologic units and dominant soils that comprise the Project site include:

- Artificial Fill, Undocumented (Afu); and
- Quaternary Pauba Formation (Qps).

Figure 11-1, Regional Geologic Map, depicts the Project site and the surrounding geologic units.

Figure 11-2, Geotechnical Map, shows locations of the nine (9) test pits excavated on the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site.

The two dominant soil types that comprise the Project site are described in greater detail as follows:

1. Artificial Fill, Undocumented (Afu)

Undocumented artificial fill materials were encountered throughout the site within the upper 0 to 6 feet during exploration. These materials are typically locally derived from the native materials and consist generally of light brown to medium brown silty sand in a moist, loose state. These materials are generally inconsistent, poorly consolidated fills.

2. Quaternary Pauba Formation (Qps)

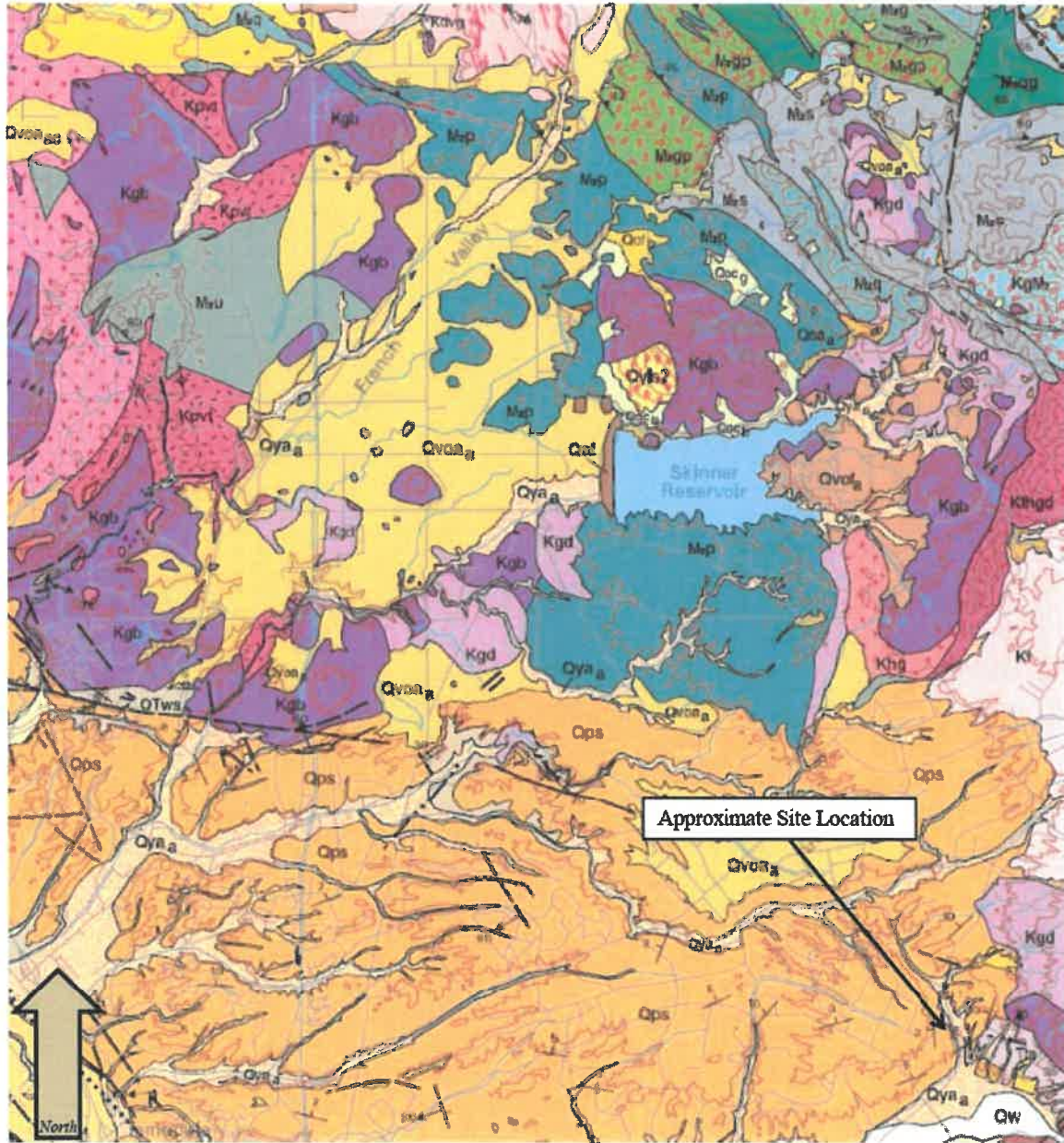
Pauba Formation bedrock was encountered from the surface or below the artificial fill to the full depth of our exploration. These materials primarily consisted of light grayish brown to moderate yellowish brown, fine to coarse grained sandstone with varying amounts of silt and clay, and interbedded siltstone. These materials were generally noted to be slightly moist to moist, moderately soft to very hard and poorly bedded. Typically, the upper 1 to 3 feet of this unit is slightly more weathered and not as hard.

Geologic Structure

The bedrock described is common to this area. The sandstone and siltstone bedrock is generally massive and lacks significant structural planes. The massive nature of the bedrock is favorable for the gross stability of the site and proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure 11-1, Regional Geologic Map

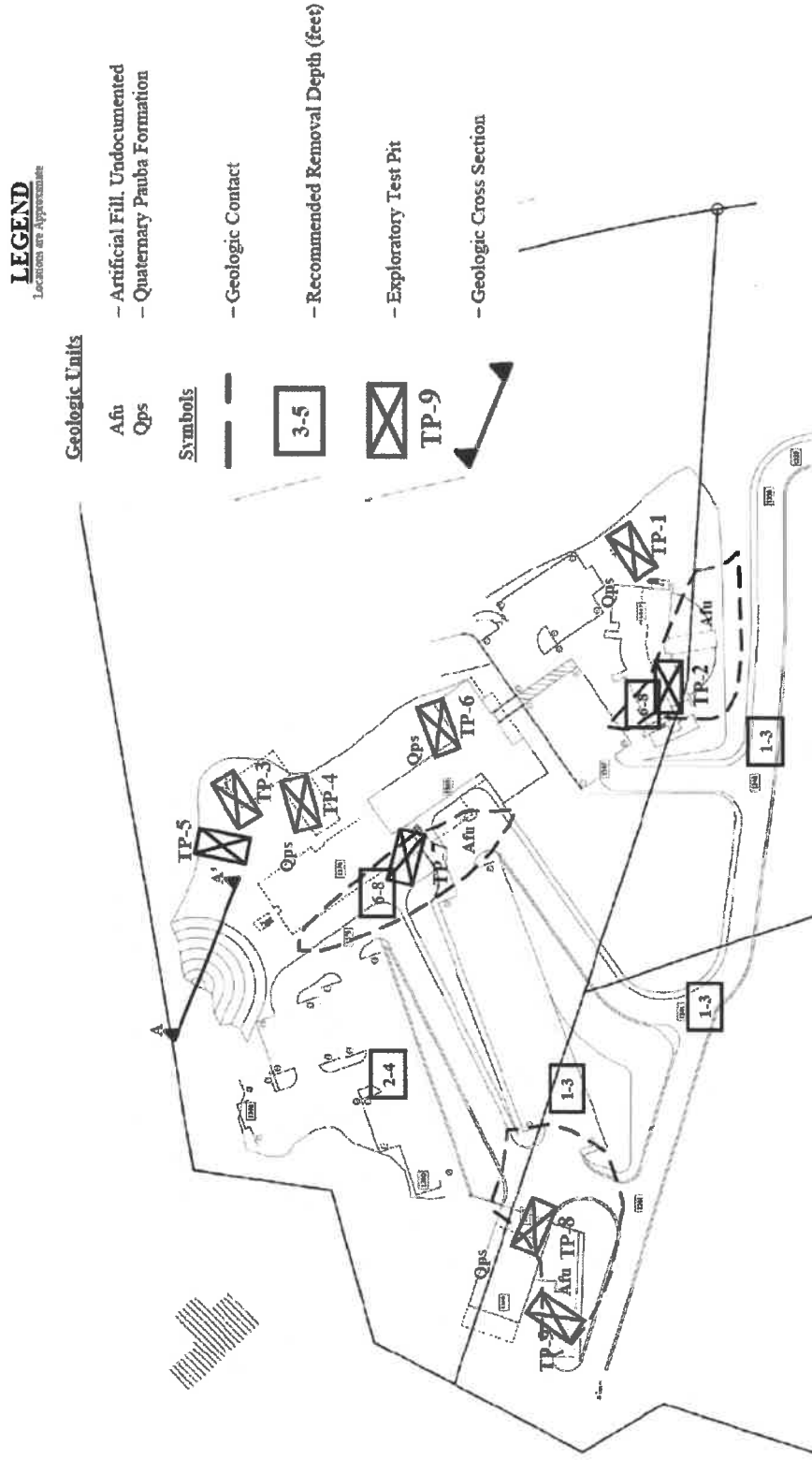


Reference: Morton, D.M., Hauser, Rachel M., and Ruppert, Kelly R. 2004, *Preliminary Digital Geologic Map of the Santa Ana 30' x 60' Quadrangle, Southern California, Version 2.0*: U.S. Geological Survey Open-File Report 99-0172

Source: GEO Report (Appendix F1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Figure 11-2, Geotechnical Map



Source: GEO Report (Appendix F1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structures is considered very low to remote due to the recommended compacted fill and the shallow bedrock.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. Adherence to CBC requirements are applicable to all commercial development and therefore they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map;” Figures S-13 through S-21 (showing General Ground Shaking Risk); *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report, Appendix F1*); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The proposed Project, like most of Southern California, will be subject to ground shaking impacts should a major earthquake in the area occur. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as are virtually all properties in Southern California.

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults (active, potentially active, or inactive) on-site. As shown in **Table 10-1**, above, the closest active fault, the Elsinore-Temecula Fault, is located 5.90 miles away from the Project site.

With mandatory compliance with Section 1613 of the current CBC, structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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(s): Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope;” *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report, Appendix F1*); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The *Geotechnical Interpretive Report* states that “No landslide debris was observed during our field exploration and no ancient landslides are known to exist on the site.” Furthermore, the *Geotechnical Interpretive Report* indicates “No significant quantities of oversize rock (i.e., rock exceeding a maximum dimension of 12 inches) are expected to be encountered during grading. Oversize rock that is encountered should be disposed of offsite, dispersed throughout the site at the surface of natural grades, or stockpiled and crushed for future use. The disposal of oversize rock is discussed in greater detail in the last appendix of this report, General Earthwork and Grading Specifications.

The *Geotechnical Interpretive Report* did not identify any on or off site landslide, or rockfall hazards. The topography surrounding the Project site to the north, south, east and west is generally similar to that of the Project site. Based on a review of **Figure 11-1, Regional Geologic Map**, soil characteristics for properties adjacent to the Project site are anticipated to be similar being within the mapped Quaternary Pauba Formation (Qps) geologic unit, while lands further south and east across De Portola Road are identified as Young Alluvial Flood-Plain Deposits (Qya). The Project site consists of undeveloped land with a combination of flat and relatively hilly terrain. Topographic relief at the subject property is moderate, with unimproved dirt roads and hilltops that have been cut down and flattened by previous grading operations. Elevations within a majority of the project area range from approximately 1,335 to 1,422 feet above mean sea level (msl), for a difference of about 87± feet.

The three requirements for liquefaction to occur include seismic shaking, poorly consolidated cohesionless sands, and groundwater. Liquefaction results in a substantial loss of shear strength in loose, saturated, cohesionless soils subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation in the form of sand boils. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structures on the Project site is considered very low to remote due to the recommended compacted fill and the shallow bedrock.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hydro-consolidation or soil collapse typically occurs in recently deposited, Holocene-age soils that accumulated in an arid or semiarid environment. Soils prone to collapse are commonly associated with alluvial fan and debris flow sediments deposited during flash floods. These soils are typically dry and contain minute pores and voids. When collapsible soils become saturated, their grains are rearranged and lose cementation, resulting in substantial and rapid settlement under relatively light loads. An increase in surface water infiltration, such as from irrigation, or a rise in the groundwater table, combined with the weight of a building or structure, can initiate rapid settlement and cause foundations and walls to crack. Typically, differential settlement of structures occurs when landscaping is heavily irrigated near the structure's foundation.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map;" *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report, Appendix F1*); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

The three requirements for liquefaction to occur include seismic shaking, poorly consolidated cohesionless sands, and groundwater. Liquefaction results in a substantial loss of shear strength in loose, saturated, cohesionless soils subjected to earthquake induced ground shaking. Potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation in the form of sand boils. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structures on the Project site is considered very low to remote due to the recommended compacted fill and the shallow bedrock. Adherence to CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source(s): Google Maps; and **Figure 10, Aerial Photo.**

Findings of Fact:

a) *Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?*

No Impact

The Project site is located approximately 30 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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(s): *Map My County (Appendix A); Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California, prepared by CW Soils, June 11, 2018 (Geotechnical Interpretive Report, Appendix F1); Ordinance No. 457; and Figure 8, PPT 180019 Grading Plan – Index Map.*

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

a) *Would the Project change topography or ground surface relief features?*

Less Than Significant Impact

The Project site is surrounded by undeveloped land, vineyards, estate rural residential development, and wineries. The Project site consists of undeveloped land with a combination of flat and relatively hilly terrain. Topographic relief at the subject property is moderate, with unimproved dirt roads and hilltops that have been cut down and flattened by previous grading operations. Elevations within a majority of the project area range from approximately 1,335 to 1,422 feet above mean sea level (msl), for a difference of about 87± feet.

The proposed Project entails three building pads primarily positioned along the ridgetops throughout the site. The proposed winery development is anticipated to consist of wood, concrete, or steel framed one- and/or two-story structures utilizing slab on grade construction with associated driveways, landscape areas, and utilities.

The proposed development plans call for cut slopes on the order of 30 feet high and fill slopes on the order of 25 feet high. Retaining walls up to 11 feet high are proposed to support level back slope conditions.

The Project rough grading will involve an estimated 54,100 cubic yards (CY) of cut and an estimated 54,100 CY of fill.

When graded, the overall minimum and maximum elevations that currently exist on site will remain unchanged. As stated above, the Project development plan proposes three buildings/building pads along the existing ridgelines. The finished pad elevations will be 1345 AMSL (Tasting Room), 1367 & 1380 AMSL (Production Bldg. w/ attached Storage Bldg.), and 1375 AMSL (Phase 2 Hotel).

The grading plan provides for a 24 foot wide concrete paved driveway single access point extending west from De Portola Road along the existing cut graded dirt road, then extending upwards northwest to the center portion of the site where the winery tasting room building is proposed, and points beyond serving the Phase 2 Hotel, and Production/Storage Building at the northwest portion of the Project site. The two parking lots situated between the tasting room and the Production/Storage building will have pad elevations of approximately 1345 AMSL and 1360 AMSL; the third parking lot, at the north portion of the Project site, will have a finished pad elevation of approximately 1380 MSL.

The existing vineyard will remain generally intact. The elevation at the driveway connection to De Portola Road is approximately 1290 MSL. The tasting room is oriented in a manner that will allow southeasterly views ranging from approximately 10 to 50 feet above the vineyard at the southeast portion of the Project site towards De Portola Road and points beyond.

The Project will therefore change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate surrounding wineries, single-family estate-residential homes, roadways, private open space, landscaping and drainage/water quality facilities. As designed, the changes to the topography and ground surface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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relief features will be in keeping with the existing and proposed physical developments adjacent to the Project site. Any impacts are considered less than significant.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

Less Than Significant Impact

No slopes greater than 2:1 are proposed. Some slopes greater than 10 feet in height are proposed. California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the *Geotechnical Interpretive Report* and the report's various recommendations.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457 and the current California Building Code (CBC). Impacts will be less than significant.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

Surrounding residences in proximity to the Project site utilize subsurface sewage disposal systems. The project will implement an ATU system for on-site disposal. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Soils

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

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; *Map My County (Appendix A); Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery,*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California, prepared by CW Soils, June 11, 2018 (Geotechnical Interpretive Report, **Appendix F1**); Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase I Wine Tasting Building, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California, prepared by CW Soils, May 22, 2018 (**Appendix F2**); Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase II Hotel, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California, prepared by CW Soils, June 4, 2018 (**Appendix F3**); and Ordinance No. 457.*

Findings of Fact:

- a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

The nine (9) test pits excavated on site are located in areas adjacent to the proposed building pads. The existing vineyard will remain generally intact.

The test pits were excavated to depths ranging from 3.5 to 8.0 feet below the existing ground surface. Artificial Fill, Undocumented (Afu), generally described as locally derived light brown to medium brown silty sand in a moist, loose state, were present in six (6) of the nine (9) test pits excavated. Only three (3) of the nine (9) test pits lacked artificial fill and consisted almost exclusively of Quaternary Pauba Formation soil materials generally described as moderately hard to hard (TP-1, TP-3 & TP 4). With the exception of TP-2 and TP-7, the Afu ranged from 1-2 feet in depth (TP-2 & TP-7 had Afu depths of 6 feet).

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering.

Lastly, water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags.

Therefore, based upon the required compliance with these regulations and County ordinances, impacts related to soil erosion are anticipated to remain less than significant.

- b) *Would the Project 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?*

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

Preliminary laboratory test results indicate that the soils onsite exhibit a VERY LOW expansion potential as classified by the 2016 CBC Section 1803.5.3 and ASTM D4829-03. Since the onsite soils exhibit expansion indices of 20 or less, the design of slab on grade foundations is exempt from the procedures outlined in Section 1808.6.1 or 1808.6.2. Consistent with Ordinance No. 457, each building pad will be evaluated for its expansive potential and foundation design parameters will be incorporated.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

The Project would not 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; with adherence to listed regulations and County ordinances, impacts would remain less than significant level.

- c) *Would the Project 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?*

Less Than Significant Impact

The Project is located in the Temecula Wine Country District and is included in the Highway 79 Area. This area is anticipated to be sewerred at a future date through Temecula Parkway to EMWD's Temecula treatment facilities. Upon installation of sanitary sewer by EMWD along the project's frontage, this property will connect within 90 days of sewer availability. In addition, this property will participate in any special benefit agreements with EMWD and/or will proportionally reimburse EMWD for the construction of the infrastructure as properties are developed or expanded in this area.

The Project is proposing an onsite water treatment system (OWTS). Feasibility studies were conducted to determine the onsite percolation rates and physical characteristics of the subsurface soils within the vicinity of the proposed OWTS drip lines (May 22, 2018 and June 4, 2018). According to these Reports, there is sufficient area on the lot to support a primary and expansion OWTS that will meet the current standards of the Department of Environmental Health and the Regional Water Quality Control Board (RWQCB).

The Department of Environmental Health's (DEHs) LAMP has listed the Wine Country as an area of special concern, meaning we have an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area. With aggregate waste flows significantly greater than 1200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site waste water treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site waste water treatment must meet National Sanitation Foundation (NSF) performance standards of 40 and 245. All pretreatment equipment must be certified by the NSF. Any impacts are 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 mitigation monitoring is required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; *Map My County (Appendix A); Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report, Appendix F1*); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

Less Than Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in substantial on- or off-site erosion or siltation. The potential exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and a Final Water Quality Management Plan (WQMP). The closest river, stream, or lake is Vail Lake; approximately 2.69 miles away to the southeast.

Water erosion will be prevented through the County’s standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags during grading and construction and through implementation of the BMPs included in the Preliminary and Final WQMP. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

b) *Would the Project result in any increase in water erosion either on or off site?*

Less Than Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in any increase in water erosion either on or off site. The potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a SWPPP, and a Water Quality Management Plan (WQMP).

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Any Project impacts that would alter the existing drainage pattern of the site or area, in a manner which would result in any increase in water erosion either on or off site, are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map;" *Map My County (Appendix A)*; Ordinance No. 484 (An Ordinance of the County of Riverside for the Control of Blowing Sand); and Ordinance No. 457.

Findings of Fact:

- a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?*

Less Than Significant Impact

The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association (CASQA) Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff.

This is a standard condition for the County of Riverside as well as compliance with required state regulations and is not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS Would the Project:

20. Greenhouse Gas Emissions

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

Source(s): *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., August 9, 2018 (*AG/GHG Analysis, Appendix C*); Southwest Area Plan (SWAP). Riverside County CAP 2018.

Note: Any tables or figures in this section are from the *AQ/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

The California Emissions Estimator Model Version 2016.3.2 (CalEEMod) was used to calculate criteria air pollutants and GHG emissions from the construction and operation of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions. Project Design features have been included and have been used for the analysis, below.

Table 20-1, Construction Greenhouse Gas Emissions, below, shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations.

**Table 20-1
Construction Greenhouse Gas Emissions**

Activity	Emissions (MTCO ₂ e)		
	On-site	Off-site	Total
Site Preparation	17.22	0.86	18.08
Grading	26.85	1.43	28.28
Building Construction	269.36	99.28	368.64
Paving	20.19	1.38	21.57
Architectural Coating	2.56	0.83	3.39
Total	336.18	103.78	439.96
Averaged over 30 years	11.21	3.46	14.67

MTCO₂e, in **Tables 20-1**, above and **20-2**, below, represents metric tons of carbon dioxide equivalents, which includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon.

Operational or long-term emissions occur over the life of the Project. The operational emissions for the Project are 1,899.83 metric tons of CO₂e per year, as shown in **Table 20-2, Operational Greenhouse Gas Emissions**.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 20-2
Operational Greenhouse Gas Emissions**

Emission Source	GHG Emissions (MTCO₂e)
Mobile Source	1,022.30
Energy Source	806.47
Area Source	0.00
Water	38.27
Waste	18.12
Construction (30year average)	14.67
Total Annual Emissions	1,899.83
SCAQMD Tier 3 Screening Threshold	3,000 MTCO ₂ e/year
Exceed Tier 3 Threshold?	No

The analysis compares the Project’s GHG emissions to the Riverside County CAP, which set a threshold of GHG emissions to 3,000 MTCO₂e for commercial projects to not require further analysis. Furthermore, this is the existing threshold as part of the County of Riverside’s Climate Action Plan (CAP), and project’s that are under 3,000 MTCO₂e per year are not required to comply with the CAPs screening tables and are deemed to be less than significant. As shown in **Table 20-2**, above, Project GHG emissions are expected to be below 3,000 MTCO₂e.

Based on the thresholds set by the County of Riverside CAP, State of California, and the SCAQMD, the Project’s GHG emissions would not result, either directly or indirectly, in a significant impact on the environment.

- b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant Impact

The Project will promote the goals of AB 32 and the County’s Climate Action Plan. The Project site location is positioned within the County’s development. The Project incorporates a number of features that would minimize greenhouse gas emissions. Emission levels are within the allowable limits specified by the County and Regional goals for a project of this size, and therefore the development would have a less significant impact.

Riverside County has developed the Southwest Area Plan (SWAP) as an extension of the General Plan. The purpose of the SWAP is to address the specific requirements of land uses in the Southwest region of the County with regard to long-term planning. More specifically, the Temecula

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Valley Wine Country Policy Area has been adopted to address land uses specific to the region including wineries and other tourism related uses.

The Project is required to comply with the following goals and policies of the SWAP and the Temecula Valley Wine Country Environmental Impact Report regarding Greenhouse Gas reduction.

SWAP 1.6 Develop and implement a trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.

AQ-1 The County shall require new commercial and industrial implementing projects to develop a voluntary trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of discretionary review applications, and in place prior to Certificate of Occupancy.

AQ-2 The County shall condition all implementing projects to implement that Trails and Bikeways Systems map (SWAP Figure 8). This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.

AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects shall earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential parking for ultra-low emission, zero-emission, and alternative fuel vehicles; and provide electric vehicle charging stations within the development.

AQ-6 The County shall require implementing projects to prohibit idling of on and off-road heavy-duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.

AQ-7 The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County CAP 3,000 MTCO₂e threshold has also been adopted and is consistent with the Temecula Valley Wine Country GHG Workbook Mass Emissions thresholds. Therefore, the Project is consistent with the Temecula Valley Wine Country GHG Workbook Mass Emissions thresholds.

The Project will also comply with the mandatory requirements of Title 24 Part 1 of the California Building Standards Code and Title 24 Part 6 Building and Energy Efficiency Standards.

By complying with the Temecula Valley Wine Country Community Plan, including the GHG Workbook Mass Emissions thresholds, and the current Title 24 building code requirements, the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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(s): Phase I Environmental Site Assessment of an Agricultural Property, 37440 De Portola Road, Temecula, California 92592, prepared by CW Soils, January 31, 2018 (Phase I ESA, Appendix G); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

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

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

The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed Project is located within a primarily winery area and is not located in an industrial area. The proposed Project does not place housing near any hazardous materials facilities. No housing is proposed. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the winery (a commercial operation).

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to Project operation, widely used hazardous materials common at winery, tasting room, offices, restaurant, hotels uses include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

- b) *Would the Project 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?*

Less Than Significant Impact

The *Phase I ESA* conducted for the Project site did not reveal evidence of a recognized environmental conditions or concerns in connection with the Project site.

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with winery, tasting room, offices, restaurant, hotels, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a residential use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the drainage facilities. The use of such materials will be in accordance with state and federal regulations pertaining to their use. Therefore, the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

The Project will be constructing a winery, tasting room, offices, restaurant, hotels, parking, drainage facilities, water lines, sewage disposal system, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on De Portola Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

- d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact

The following are the closest existing school to the Project site:

- Crown Hill Elementary School: located approximately 3.36 miles southwesterly of the Project site;
- St. Jeanne De Lestonnac School: located approximately 3.95 miles westerly of the Project site; and
- Great Oak High School: located approximately 5.69 miles southwesterly of the Project site.

There are no existing schools located within one-quarter mile of the Project site. There are no proposed schools located within one-quarter mile of the Project site.

Based on this information, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Lastly, as discussed in Sections 21.a, and 21.b, above, the Project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond that normally associated with a winery/restaurant/hotel project. 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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e) *Would the Project 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?*

No Impact

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 21-1, Geotracker Site**.

The DTSC’s EnviroStor site does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 21-2, EnviroStor Site**.

These conclusions are supported by the information contained in the *Phase I ESA*. 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, as a result, would it create a significant hazard to the public or the environment.

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

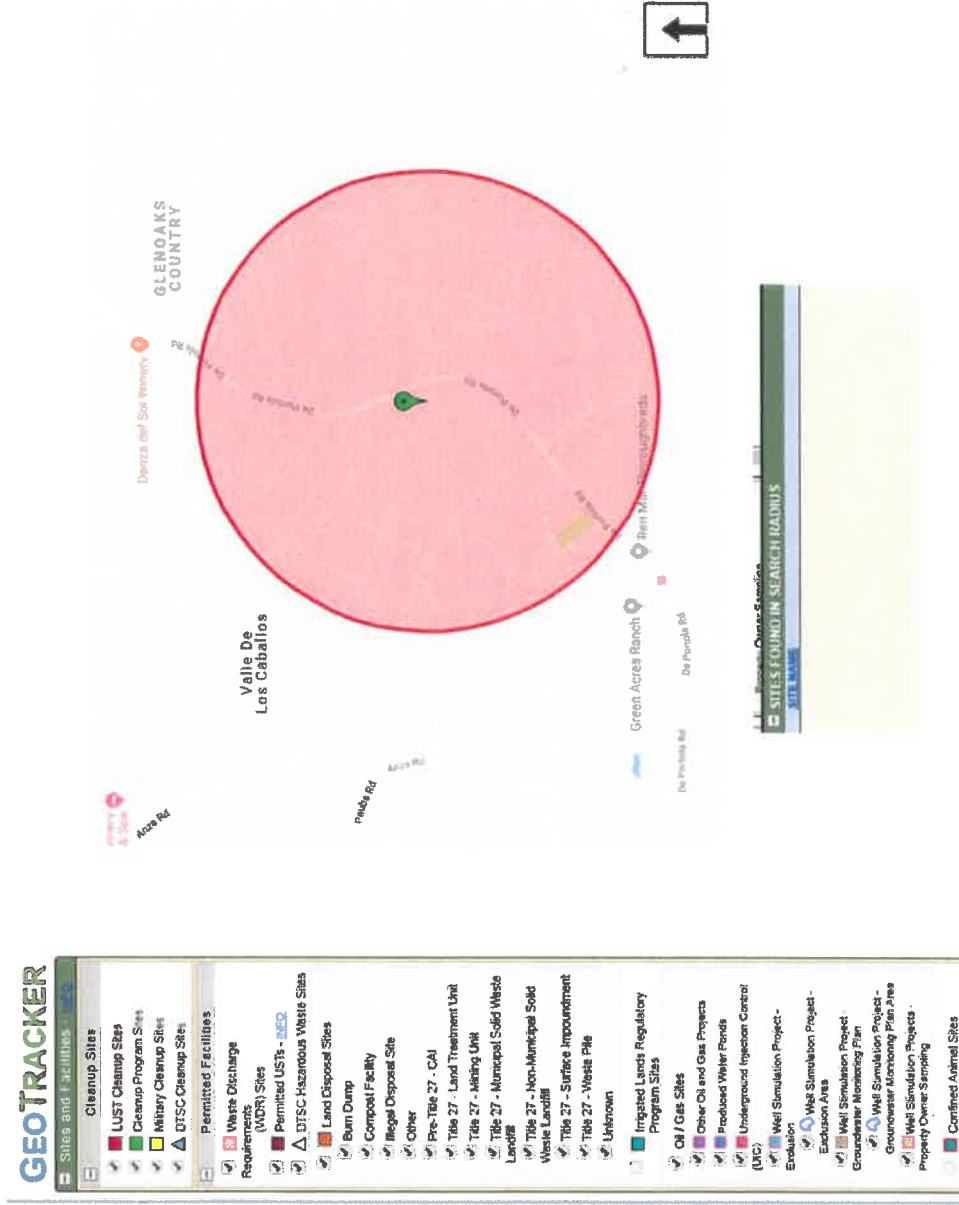
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Less Than Significant Impact

No Impact

Figure 21-1, Geotracker Site



Source: <https://geotracker.waterboards.ca.gov/> accessed August 2018

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

Figure 21-2, EnviroStor Site



Source: <https://www.envirostor.dtsc.ca.gov/public/> accessed August 2018

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports.				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations;" *Map My County (Appendix A)*; SWAP Figure 5, *French Valley Airport Influence Area*; AirNav.com website; and Google Maps.

Findings of Fact:

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

b) *Would the Project require review by the Airport Land Use Commission?*

No Impact

Please reference the discussion in Section 22.a, above. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. This criterion is not applicable to the Project. There will be no impacts.

c) *Would the Project result in a safety hazard for people residing or working in the Project area 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?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 2.82 miles to the west. Therefore, this criterion is not applicable to the Project. There will be no impacts.

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

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 2.82 miles to the west of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 5.3 miles southwesterly of the Project site. These distances are out of the immediate vicinity of the Project Site.

Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

23. Hazardous Fire Area

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

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility," *Map My County (Appendix A)*; Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); and Google Maps.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The Project site is located in a "Very High" fire hazard classification per Ordinance No. 787. The proposed Project site is identified to be within a State Fire Responsibility Area.

The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan.

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA 92592. This station is located approximately 3.18 miles northeast of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The mixed-use winery and commercial hotel Project site components are located in Area Plan 19 – Southwest Area Plan (SWAP). DIF for winery and commercial hotel use for fire protection will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY. Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Water Quality Impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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 and odors)?	<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(s): Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program), *Project Specific Water Quality Management Plan De Portola Winery*, prepared by MLB Engineering, Revised August 22, 2018 (Original June 15, 2018) (*WQMP, Appendix H1*); *Drainage Study for De Portola Winery*, prepared by MLB Engineering, August 20, 2018 (*Drainage Study, Appendix H2*); and *Map My County, (Appendix A)*; Western Municipal Water District Urban Water Management Plan Update 2015 (*2015 UWMP*); and Rancho California Water District website.

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The site is currently used for agricultural purposes with a large vineyard occupying approximately 15 acres of the Project site. The majority of the vineyard will remain after the Project is built with additional vines planted within the disturbed areas of the site. The Project includes the construction of a winery and hotel on a 20.9 acre site located on De Portola Road, in the unincorporated Wine Country of the County of Riverside, adjacent east of the City of Temecula.

Phase 1 of the Project will include grading the site and construction of the tasting room, production building and associated parking. Phase 2 of the Project will include the construction of the hotel and paving of the remainder of the parking facilities. The proposed impervious coverage for the completed site will be about 4.19 acres, or 20 percent of the total Project site.

The existing ground on the Project site is divided into 1) a steep sloping hillside facing east towards De Portola Road that drains down to an existing blue line riverine that crosses the site from north to south, roughly parallel with De Portola Road, and 2) a gentler sloping area on the western portion that is currently being used for growing grapes. The majority of the development will be within this westerly portion of the site.

The westerly portion of the site where the development will occur drains generally to the south. There is an existing storm drain system on the Project site that captures and conveys runoff from this portion of the site to the existing blue line riverine near the southerly property line. The easterly facing slope and the existing blue line riverine on the easterly portion of the site will not be disturbed by the construction of the Project. The site will use an existing crossing over the riverine near the southerly property line for access.

Runoff from the site generally flows to the east to an existing blue line riverine that runs parallel to De Portola Road. The channel slopes down to the south following the slope on De Portola Road. Eventually the runoff enters the Temecula Creek downstream of Vail Lake.

As stated above, a majority of the 20.9 acre Project site has been planted as a vineyard and will not be disturbed by the proposed development. Only 4.6 acres of the site will be disturbed by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project site development plan. The existing seasonal blue line stream which runs the length of the western portion of the site will not be disturbed by the development.

Figure 24-1, Hydrology Map, identifies the proposed on-site drainage system for the Project site. The Project site has been divided into drainage management sub-areas for design purposes. As set forth in the De Portola Winery Drainage Study, the proposed on-site storm drain system has adequate capacity to convey the expected 100 year peak flow from the site.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and two Harvest and Use Best Management Practices (BMPs). The inclusion of the BMPs will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event.

BMP-1: A Storage Tank located near the entrance to the site. A total of 1.760 acres, including 1.01 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-1 (Reference **Figure 7, PPT 180019 WQMP Site Plan**). BMP-1 is a 48' long by 8' diameter storage tank that is connected to the sites irrigation system.

BMP-2: A Storage Tank located in the center of the site between the tasting room and the production building. A total of approximately 6.4 acres, including 3.5 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-2. BMP-2 is a 168' long by 8' diameter storage tank that is connected to the sites irrigation system.

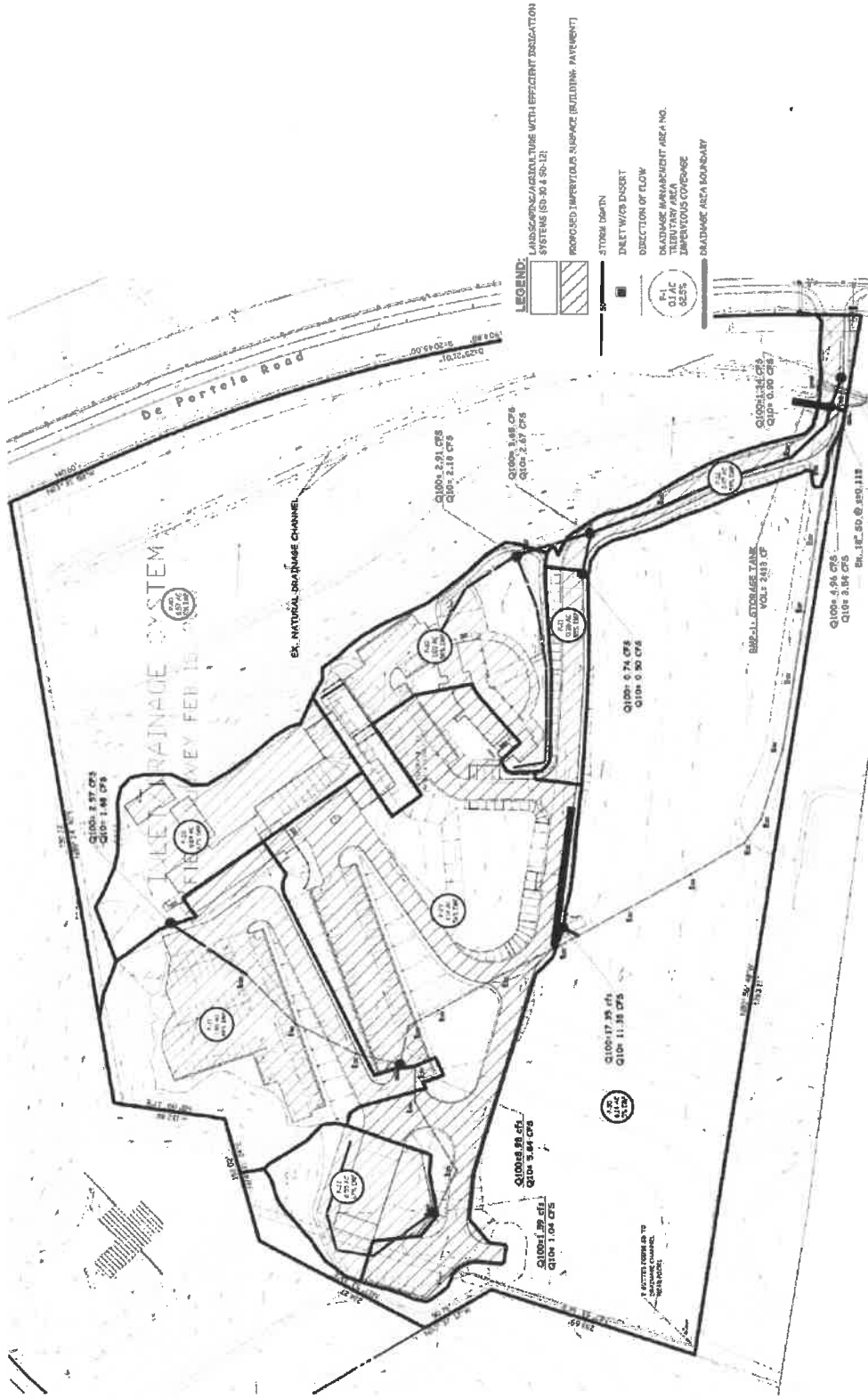
Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure 24-1, Hydrology Map



Source: Drainage Study (Appendix H2)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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, are considered less than significant.

b) *Would the Project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact

In March 2014 the Wine County Community Plan (WCCP) was approved by the Board of Supervisors along with an Environmental Impact Report (EIR No. 524). Within the EIR, discussions relating to septic facilities or sewer construction/connections were addressed. The EIR included a mitigation measure (PSU SEWER-1) that if sewer service is not available to a proposed development then the project may provide onsite wastewater treatment systems (OWTS) that does not exceed a discharge of 1,200 gallons per day (gpd), which was consistent with the requirements in place at that time through the San Diego Regional Water Quality Control Board (RWQCB). However, the EIR does include further context to this mitigation measure that notes that this requirement was under review and may not remain in place related to the Wine Country area. The EIR further noted that if OWTS are proposed that exceed 1,200 gpd, that they be referred to the RWQCB to assess compliance with water quality standards.

The Local Agency Management Program (LAMP) is the culmination of the actions required by Assembly Bill 885 (AB 885) which was approved on September 27, 2000. This legislation directed the State Water Resources Control Board (State Water Board) to develop regulations or standards for Onsite Wastewater Treatment Systems (OWTS) to be implemented by qualified local agencies. The State Water Board adopted the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of OWTS on June 19, 2012 (OWTS Policy). The policy was subsequently approved by the Office of Administrative Law and became effective on May 13, 2013. These OWTS policies provide for a tiered structure (Tiers 0-4) for the classification of new and existing OWTS as follows: Tier 0 - Existing OWTS that are properly functioning; Tier 1- Low risk new or replacement OWTS that meet design and siting requirements; Tier 2 – Local Agency Management Program for new or replacement OWTS; Tier 3 – Existing or new or replacement OWTS near impaired water bodies; and Tier 4 – OWTS that require corrective action or are presently failing.

As of November 2016, the Riverside County Department of Environmental Health (DEH) was granted and approved by RWQCB as a qualified local agency for the Riverside County LAMP. As authorized in Tier 2 Local Agency OWTS Management Program, Riverside County may propose for review and approval, alternative standards for the siting, design operation and maintenance of OWTS. The document constitutes Riverside County's submittal of the Tier 2 LAMP for discharge flows at or below 10,000 gpd and containing less than 900 milligrams-per-liter of BOD. It is designed to supersede the Department Technical Guidance Manual. Within Tier 3 areas requiring an Advanced Protection Management Program (APMP), the Department will implement a permitting program consistent with the default requirements in Section 10 of the OWTS policy. Tier 3 default requirements are applicable to new or replacement OWTS within 600 feet of impaired water bodies. Additionally, Tier 4 requirements are addressed in Chapter 10 of the LAMP. This LAMP will allow for the continued use of OWTS within the jurisdiction of Riverside County and the expansion of the local program to permit and regulate alternative OWTS while protecting water quality and public health. The information provided in the LAMP will help protect groundwater sources and surface water bodies from contamination by providing standards for the proper design, placement,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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installation, maintenance and assessment of individual OWTS. The LAMP applies to onsite wastewater systems with waste flows less than 10,000 gpd in all of the unincorporated areas of Riverside County.

While the LAMP establishes official standards for review and permitting of OWTS throughout the County, including within Wine Country, the Wine Country EIR and its mitigation measures and direction for RWQCB to review OWTS in excess of 1,200 gpd still applies. The Project will exceed wastewater flows of 1,200 gpd per EIR No. 524, but has and will be designed to meet the regulatory standards imposed by the LAMP as authorized by Riverside County. Discussions have occurred with RWQCB staff on this specific project and its general type, design, and monitoring of the OWTS and how it would impact local groundwater quality. This Initial Study-Mitigated Negative Declaration will be transmitted to RWQCB for official review and comment consistent with basin plan objectives.

Phase 1 of the Project will include wine production, wine tasting, and a restaurant. Additionally, special occasions (events, weddings, live music, performances, etc...) will also occur under Phase 1. Phase 1 is anticipated to be at a wastewater flow of 4,300 gpd with the implementation of an Advanced Treatment Unit (ATU) and reduced nitrate levels. Phase 1 of the project will reduce Total Dissolved Solids (TDS) from its wastewater effluent as approved by the RWQCB. Effluent monitoring as stipulated will be provided to the permitting Agency. A WDR permit from RWQCB may be required for purposes of monitoring.

Phase 2 of the Project will include a 44 room Wine Country Hotel with an outdoor pool/spa, spa treatment facility, conference rooms, laundry facilities, a lounge, and another restaurant. This additional expansion will increase wastewater flows to 9,300 gpd total for the project. As such, the Project will be imposed to one of the following additional requirements for construction and occupancy to ensure that water quality standards are met, in particular for Total Dissolved Solids (TDS):

- 1) Extend and connect to sewer service.
- 2) Additional ATU system and equipment for the Wine Country Hotel to keep the TDS and total nitrogen at levels acceptable to the RWQCB. A WDR permit from the RWQCB may be required for purposes of monitoring.
- 3) Provide documentation from a Hydrologist indicating that TDS and nitrates levels will not exceed ground water objectives established by the RWQCB with the inclusion of the Wine Country Hotel.

These requirements for Phase 1 and Phase 2 have been incorporated into mitigation measures and conditions of approval for the project. The Project will not be permitted to get permits to construct the Wine Country Hotel until one these requirements have been approved to the satisfaction of Environmental Health and the RWQCB as necessary. With these requirements and mitigation measures implemented, impacts would be less then significant.

Beyond the OWTS, a project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for a receiving water body. For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

Construction Impacts

Three general sources of potential short-term, construction-related stormwater pollution associated with the proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Operational Impacts

Proposed construction of the wine tasting, wine production, and hotel buildings will increase impervious areas by replacing the vacant property with associated paving and rooftops. Landscaping is proposed as part of Project design in the form of landscaped planters containing trees, shrubs, ground covers, and vines. All wastewater associated with the Project's advanced treatment system. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. This standard condition is applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Any impacts from implementation of the proposed Project (for both Phase 1 and 2) have been mitigated to a standard that shouldn't violate any water quality standards or waste discharge requirements. These mitigated measures are considered less than significant.

- c) *Would the Project 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)?*

Less Than Significant Impact

The Rancho California Water District (RCWD) provides water to the Project site. RCWD gets its water from a variety of sources. The natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses within the RCWD service area is a blend of well water (50%) and import water (45%).

The RCWD-managed groundwater basins are estimated to hold over 2 million acre-feet of water. The annual safe yield of these basins is approximately 30,000 acre-feet per year, which meets nearly half of RCWD's needs.

Surface water from Vail Lake and Lake Skinner is used to help replenish RCWD groundwater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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supplies through recharge operations. All aquifers managed by RCWD are located in the Santa Margarita Watershed. Oversight of all groundwater production within the Santa Margarita Watershed falls under the continuing jurisdiction of the United States District Court, San Diego and is administered under the auspices of a court appointed water master (the "Santa Margarita Water Master"). Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California.

According to the 2015 UWMP, over 90 percent of the groundwater used in Metropolitan’s service area is produced from adjudicated or managed groundwater basins.

The Project site has a very low infiltration rate. Except in the areas being graded in conjunction with the proposed Project development, the site will remain in its existing agricultural use. The existing vegetation on the 13.1 acres that will not be disturbed will be preserved. Driveways and access roadways will be constructed to the minimum widths required and on-site parking is being held to minimum requirements to minimize impervious areas. Paved walkways are being limited to those areas in the vicinity of the proposed buildings. Existing agricultural dirt (D.G.) roads outside the 4.6 acres of development will be left unpaved. Where feasible, the runoff from the building roof will be directed to landscaped areas prior to entering the on-site storm drain system.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific WQMP, will allow for water to percolate back into the ground and allow for groundwater recharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. This standard condition is applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant.

- d) *Would the Project 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?*

Less Than Significant Impact

Figure 24-1, Hydrology Map, identifies the proposed on-site drainage system for the Project site. The Project site has been divided into drainage management sub-areas for design purposes. As set forth in the De Portola Winery Drainage Study, the proposed on-site storm drain system has adequate capacity to convey the expected 100 year peak flow from the site.

The proposed Project is divided into four (4) drainage management areas (DMAs) as depicted on **Figure 7, PPT 180019 WQMP Site Map**.

The portion of the site that will be graded and developed is predominantly covered with an existing vineyard. There are a couple of existing gravel agricultural roads within the vineyard area. There is an extensive existing storm drain system throughout the vineyard area of the site that has inlets at approximately 75 to 85 foot intervals along the gravel roadways as well as a number of inlets in the vineyards. The inlets are located in small sumps and the grates are slightly higher than the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding grade to prevent sediment from building up in the existing pipes. The deep furrowing of the soils for the vineyard planting and the drain system would prevent the portion of the site that is being developed from being a current significant source of bed sediment supply to the receiving waters. Evidence of this is that there is not a significant amount of loose sediment at the outlet of the existing storm drain system. The steep natural rocky hillside facing De Portola Road will be left as is.

All of these facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount, which will minimize the amount of potential impacts to create additional polluted runoff.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES, particularly BMPs. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would 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, are considered less than significant.

- e) *Would the Project 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?*

No Impact

No housing is proposed. Therefore, implementation of the Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There will be no impacts.

- f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact

No portion of the proposed Project site is located within a "Special Flood Hazard Area." A Special Flood Hazard Area is subject to Floodplain Management Review, in accordance with Ordinance No. 458. It is further noted, the easterly facing slope and the existing blue line riverine on the easterly portion of the site will not be disturbed by the construction of the Project. The site will use an existing crossing over the riverine near the southerly property line for access. Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. There will be no impacts.

- g) *Would the Project otherwise substantially degrade water quality?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP, and adherence to the requirements of the NPDES, and in particular stringent operational BMPs. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would substantially degrade water quality are considered less than significant.

- h) *Would the Project 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)?*

Less Than Significant Impact

There are no Project-related stormwater treatment facilities within the Project site under existing conditions. The proposed Project will install new stormwater treatment facilities, including new storm drains, a bio-treatment modular wetland system, two (2) detention/bio-retention basins, and structural and occupancy measures required to meet County requirements. To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, BMPs as defined in the WQMP shall be installed. This standard condition is applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

Conditions of approval shall also be provided to ensure these stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does exist if basins are not maintained and organic matter not removed periodically. No other significant environmental effects have been identified from constructing and operating the proposed stormwater treatment facilities that must be installed to support the proposed Project. Any impacts are considered less than significant.

Mitigation:

MM-HYD-1 Phase 1 of the project shall be required to adhere to Total Dissolved Solids (TDS) levels for wastewater effluent as approved by the RWQCB. Effluent monitoring as stipulated will be provided to the permitting Agency. This shall be monitored with the installation of a sample box with the OWTS and regularly monitored and reported to Riverside County Department of Environmental Health. A WDR permit from RWQCB may be required for additional monitoring.

MM-HYD-2 Phase 2 of the project shall be required to adhere to one of the following options for wastewater to address potential for Total Dissolved Solids (TDS):

- 1) Extend and connect to sewer service.
- 2) Additional ATU system and equipment for the Wine Country Hotel to keep the TDS and total nitrogen at levels acceptable to the RWQCB. A WDR permit from the RWQCB may be required for purposes of monitoring.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 3) Provide documentation from a Hydrologist indicating that TDS and nitrates levels will not exceed ground water objectives established by the RWQCB with the inclusion of the Wine Country Hotel.

Monitoring: Monitoring of these mitigation measures will occur through the Building & Safety plan check process.

9. 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(s): *General Plan Figure S-9, Special Flood Hazard Areas, (p. S-37), General Plan Figure S-10, Dam Failure Inundation Zone, (p. S-39); SWAP Figure 10, SWAP Special Flood Hazard Areas; Map My County (Appendix A); Project Specific Water Quality Management Plan De Portola Winery, prepared by MLB Engineering, Revised August 22, 2018 (Original June 15, 2018) (WQMP, Appendix H1); and Drainage Study for De Portola Winery, prepared by MLB Engineering, August 20, 2018 (Drainage Study, Appendix H2).*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The existing ground on the Project site is divided into a steep sloping hillside facing east towards De Portola Road that drains down to an existing blue line stream that crosses the site from north to south, roughly parallel with De Portola Road, and a more gentle sloping area on the western portion that is currently being used for growing grapes. The majority of the development will be within this westerly portion of the site.

The westerly portion of the site where the development will occur drains generally to the south. There is an existing storm drain system on the Project site that captures and conveys runoff from this portion of the site to the existing blue line stream near the southerly property line. The easterly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facing slope and the existing blue line stream on the easterly portion of the site will not be disturbed by the construction of the Project. The site will use an existing crossing over the riverine near the southerly property line for access.

Runoff from the site generally flows to the east to an existing blue line stream that runs parallel to De Portola Road. The channel slopes down to the south following the slope on De Portola Road. Eventually the runoff enters the Temecula Creek downstream of Vail Lake.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and two Harvest and Use Best Management Practices (BMPs). The inclusion of the BMPs will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event as per the Santa Margarita WQMP report (MS 4 permit).

BMP-1: A Storage Tank located near the entrance to the site. A total of 1.760 acres, including 1.01 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-1 (Reference **Figure 7, PPT 180019 WQMP Site Plan**). BMP-1 is a 48' long by 8' diameter storage tank that is connected to the sites irrigation system.

BMP-2: A Storage Tank located in the center of the site between the tasting room and the production building. A total of approximately 6.4 acres, including 3.5 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-2. BMP-2 is a 168' long by 8' diameter storage tank that is connected to the sites irrigation system.

The proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional Boards. The detailed information supporting these findings is provided in the *WQMP*.

Thus, the proposed Project will alter the drainage pattern but it will not alter the course of a stream or river and it will not substantially increase the rate or amount of surface runoff in a manner that will cause any significant flooding on- or off-site. Impacts will be less than significant.

b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

Less Than Significant Impact

This future impermeable surface can be compared to the existing site, which does not have any impervious surface within its boundaries. The pre- and post- 10-year runoff is 8.6 cubic feet per second for the portion of the site that is being developed. The proposed Project will install new stormwater treatment facilities, including new storm drains, two (2) detention/bio-retention basins, and other measures required to meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. These facilities will also serve to allow water infiltration into the ground and minimize the amount of surface runoff leaving the site to not increase above existing runoff rates. Based on these findings, the Project will not cause a significant impact to onsite and offsite surface runoff as a result of the proposed change in absorption rates. 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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c) *Would the Project 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)?*

No Impact

Implementation of the Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). According to SWAP Figure 10, *SWAP Special Flood Hazard Areas*, the Project site is not located in a dam inundation area. Therefore, no flood hazards exist that would 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). There will be no impacts.

d) *Would the Project result in changes in the amount of surface water in any water body?*

Less Than Significant Impact

Aside from the accumulations of water in two (2) detention/bio-retention basins/storage tanks, the proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project:

10. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; *Map My County (Appendix A)*; and Project Application Materials, June 2018 (**Appendix K**).

Findings of Fact:

a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

No Impact

The proposed Project is a vineyard, winery, hotel and restaurant. Implementation of the proposed Project will be consistent with the present and planned uses in the immediate area and within the greater Wine Country area. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. There will be no impacts.

b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

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

The proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

11. Planning	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?	<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(s): Riverside County General Plan Land Use Element; Staff review; *Map My County (Appendix A)*; and **Figure 12, Zoning Classifications.**

Findings of Fact:

a) *Would the Project be consistent with the site's existing or proposed zoning?*

Less Than Significant Impact

The current zoning for the subject site is WC-W (Wine Country – Winery) which allows for wineries as a permitted uses. The WC-W zone allows for farming operations of crops, orchards, groves, and vineyards. The Project site will have 15.71 acres of vineyard planting (75% planting as required per the Temecula Wine Country Policy Area) for a winery project. A 20 acre gross parcel can be used as a Class V Winery in the WC-W zone. A Class V Winery can include special occasion facilities, outdoor events, wine country hotels, and spas. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. No change to the zoning is proposed.

Therefore, implementation of the proposed Project will be consistent with the site's existing zoning. Impacts will be less than significant.

b) *Would the Project be compatible with existing surrounding zoning?*

Less Than Significant Impact

The Project site is surrounded by properties which are zoned Wine County-Winery (WC-W) and Rural Residential (R-R) to the east, Wine County-Winery Existing (WC-WE) to the south, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Citrus/Vineyard (CV) to the north and west. The Project is consistent with the existing zoning of the Project site and is compatible with the surrounding area's zoning too. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards. There are residential dwellings along Avenida Verde which are to the north and west of the Project site. Additionally, along De Portola Road there are three (3) existing wineries (Robert Renzoni Vineyards and Keyways Vineyard & Winery to the direct south of the Project site and Gershon Bachus Vintners across De Portola Road to the east). Impacts will be less than significant.

- c) *Would the Project be compatible with existing and planned surrounding land uses?*

Less Than Significant Impact

The General Plan land use designation for the properties north, west, and south from the Project site is designated as Agriculture: Agriculture (AG: AG). To the east is Rural Residential (R-R). The proposed Project of a Class V winery consisting of a wine tasting/restaurant building, wine production building, and a Wine Country Hotel with associated parking is consistent with the existing general plan designation and existing commercial developments along De Portola Road; which consist of other various wineries (Robert Renzoni Vineyards, Keyways Vineyard & Winery, and Gershon Bachus Vintners wineries). Furthermore, the Project site is within the Temecula Wine Country Policy Area and within the Winery District section of the Policy. The proposed Project will also have special occasion facilities (wedding venues, outdoor uses and/or events on site). As a result, the Project will be compatible with existing and surrounding land use of the area. Impacts will be less than significant.

- d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

Less Than Significant Impact

See the discussion under 27.c) above. As stated above, the Project site currently has a General Plan land use designation of Agriculture (AG). The current zoning for the subject site is WC-W (Wine Country – Winery).

The Project site is not located within a specific plan area; therefore, this is not applicable.

The Project will be consistent with the land use designations and policies of the General Plan. Impacts will be less than significant.

- e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

Less Than Significant Impact

The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with winery/vineyard/hotel/restaurant uses or is planned for these types of uses. Large estate residences or equestrian horse ranches are also within the vicinity. Based on this information, the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES. Would the Project:

12. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a 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(s): *General Plan, Multipurpose Open Space Element, Figure OS-6, Mineral Resources Area (p. OS-41); Map My County (Appendix A); mindat.org website; and Project Site Visit – August 8, 2018 by Matthew Fagan.*

Findings of Fact:

a) *Would the Project 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?*

No Impact

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element, Figure OS-6, "Mineral Resources Area,"* the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include drainage facilities in an area where a few large lot residences currently exist, and will be the predominant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future uses in the area. Therefore, the Project is not expected to 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. There will be no impacts.

- b) *Would the Project 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?*

No Impact

As stated in Section 29.a, above, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include drainage facilities in an area where a few large lot residences currently exist, and will be the predominant future uses in the area. Therefore, implementation of the proposed 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. There will be no impacts.

- c) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

No Impact

Based on a site visit, it was observed that the Project site is not adjacent to a State classified or designated area or existing surface mines. Therefore, implementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. There will be no impacts.

- d) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

No Impact

Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

The closest identified mine(s) (historic) in proximity to the Project site are:

- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 7.4 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 7.2 miles southwesterly of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831), located approximately 7.2 miles southwesterly of the Project site.

Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

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 mitigation monitoring is 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

13. 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(s): Map My County (**Appendix A**); SWAP Figure 5, French Valley Airport Influence Area; AirNav.com website; and Google Maps.

Findings of Fact:

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?

No Impact

The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

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?

No Impact

Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 2.82 miles to the west of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 5.3 miles southwesterly of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

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 mitigation monitoring is required.

14. Railroad Noise

NA A B C D

Source(s): Riverside County General Plan Figure C-1 "Circulation Plan," SWAP Figure 7, SWAP Circulation; Map My County (**Appendix A**); and Google Maps.

Findings of Fact:

No Impact

There are no railroad lines in proximity to the Project. No railway lines are located within the SWAP. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Highway Noise

NA A B C D

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; Project Application Materials, June 2018 (**Appendix K**), and Riverside County General Plan EIR No. 441.

Findings of Fact:

No Impact

The proposed Project site is located adjacent to De Portola Road, which has a Mountain Arterial 2 Lane (110' ROW) roadway classification, pursuant to Figure 7 of the Southwest Area Plan (SWAP) Circulation Element.

Projected noise contours along various major road classifications in the county are set forth in the Section 4.13 Noise, of the General Plan EIR. According to Figure 4.13.3, Projected Noise Contours along Freeways and Major Highways – Mountain Arterial (4 Lanes), anticipated noise contours are as follows:

- 70 dBA at a distance of 69' from the centerline of the roadway;
- 65 dBA at a distance of 144' from the centerline of the roadway;
- 60 dBA at a distance of 309' from the centerline of the roadway; and
- 55 dBA at a distance of 664' from the centerline of the roadway.

The closest highway is Interstate 15 which is approximately 7.37 miles west from the Project site. The next closest freeway is Interstate 215 which is approximately 9.68 miles northwest from the Project site. The closest proposed structure at the Project site to De Portola Road is the tasting room and trellis stage, which is at a distance of approximately 340' from the roadway.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the above information, highway noise impacts to the proposed Project would be less than 60 dBA. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Noise							
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 checked="" type="checkbox"/>

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; and **Figure 10, Aerial Photo.**

Findings of Fact:

No Impact

The proposed Project is not anticipated to be affected by other types of noise as listed above (Sections 29, 30, and 31) and below (Section 33). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Noise Effects by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials (**Appendix K**); De Portola Estate Winery Special Event Noise Analysis, prepared by RK Engineering Group, Inc., May 31, 2018 (*Noise Analysis*, **Appendix I**); Wine Country Community Plan Program EIR; and EA 42712.

Note: Any tables or figures in this section are from the *Noise Analysis*, unless otherwise noted.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

Noise Setting

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally defined as unwanted sound. Sound is characterized by various parameters which describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound wave. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure ratio to the faintest sound detectable by a keen human ear is called a decibel (dB).

Because sound or noise can vary in intensity by over one million times within the range of human hearing, decibels are on a logarithmic loudness scale similar to the Richter Scale used for earthquake magnitude. Since the human ear is not as equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called “A-weighting” written as “dBA.” Any further reference to decibels written as “dB” should be understood to be A-weighted values.

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called “Ldn”) is used for noise exposure planning. Ldn is almost equivalent to CNEL.

CNEL or Ldn-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.). Since local jurisdictions cannot regulate the noise generator, they exercise land use planning authority on the receiving property. Uses that are amenable to local control are generally considered “stationary sources.” Local jurisdictions generally regulate the level of noise that one use may impose upon another.

One noise source associated with land use intensification governed by local regulation is noise from construction activities. Construction noise is exempted from requirements during the hours from 7:00 a.m. to 6:00 p.m. on weekdays. Construction noise impacts are only considered to be significant if they occur outside these allowed hours on weekdays or at any time on Sundays and holidays.

Wine Country Community Plan /Riverside County Noise Standards

The noise standards set forth in the Riverside County Wine Country Community Plan Program EIR have been adopted for use for the Project. The Wine Country noise policy is to ensure the compatibility of a proposed land use with the ambient acoustic environment and to similarly minimize excessive noise transmission from one land use to another. This policy is strongly enforced when

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dealing with noise-sensitive uses such as residences, schools, medical facilities, libraries or places of worship. The proposed Project is classified as a commercial facility.

Noise environments of less than 70 dB CNEL are considered acceptable for commercial uses. The Noise Element of the Riverside County Wine Country Community Plan EIR identifies Project traffic noise impacts at future build-out as being less than 64 dB CNEL at 100 feet from the De Portola Road centerline in the Project vicinity. Traffic noise is not considered a significant impediment to the proposed Project.

Although not immediately adjacent to the Project site, there exist noise sensitive uses such that creation of an interface between proposed commercial and residential uses merits an acoustic impact analysis.

While the Wine Country EIR land use compatibility guidelines apply to on-road transportation noise sources, noise generated on private property crossing the boundary of adjoining use is regulated by noise standards. For noise sources generated on private property (such as the proposed winery) located proximate to residential uses, the appropriate noise standards, as contained in the Riverside Wine Country EIR, are as follows:

- Rural Community (Estate Density, Very Low Density and Low Density Residential): 55 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m.
- Rural (Rural Residential, Rural Mountainous and Rural Desert Residential): 65 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m.
- Agricultural: 45 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m.
- Community Development (Commercial Tourist, Retail Commercial): 65 dB Lmax from 7:00 a.m. to 10:00 pm, and to 55 dB Lmax from 10:00 p.m. to 7 a.m.

Exceptions: Exceptions may be requested from the standards for single event exceptions and continuous events with application for use permits. A Noise Exception case (NE1800002) was created in conjunction with this proposed Project and will be considered at the same time as this Project.

Construction Noise Impacts

Temporary construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway paving, and finally for finish construction.

The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. The loudest earth-moving noise sources will therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other topographical barriers to interrupt line-of-sight conditions, the potential “noise envelope” around individual construction sites

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

There are no specific performance standards that apply to construction. Construction noise impacts are minimized by time restrictions placed on grading permits. Per the Riverside Wine Country EIR, these restrictions are as follows:

- Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

This is a standard condition and is not considered unique mitigation under CEQA. Adherence to this standard condition ensures that impacts will remain less than significant.

Operation Noise Impacts

The Project is proposing to construct a wine tasting building with covered patio wherein live events will be hosted. Live events include various parties and weddings with amplified music, live bands, singing, and other performances. The main stationary sources associated with the live events include amplified sound from elevated speakers.

On-site stationary noise must comply with the County of Riverside Department of Public Health Requirements for Determining and Mitigating, Non-Transportation Noise Source Impacts to Residential Properties, which states that “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 noise levels (reference **Table 33-1, County of Riverside Stationary Source Noise Standards**), below.

**Table 33-1
County of Riverside Stationary Source Noise Standards**

Time	Exterior Standards
10:00 PM to 7:00 AM	45 Leq (10 minute)
7:00 AM to 10:00 PM	65 Leq (10 minute)

The operational stationary noise impacts associated with the proposed Project would include amplified sound from live events. Noise levels are projected to the following receptor locations:

- Southern property line;
- Northwestern property line; and
- Eastern property line.

Southern Property Line

The daytime existing ambient noise level is 46.3 dBA Leq. The daytime exterior noise level of the stationary source in operation is projected to be 51.5 dBA Leq at the southern property line. The combined noise level of the existing ambient conditions and the Project is approximately 52.7 dBA Leq.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The change in ambient noise levels as a result of the project would be approximately 6.4 dBA leq. Typically an increase of 5 dBA is considered a readily perceptible change in noise, and therefore, the 6.4 dBA increase as a result of the project is considered a readily perceptible increase. Furthermore, the combined noise would exceed the County of Riverside standard noise level of 45 dBA Leq pursuant to Ordinance No. 847 for property with an Agricultural land use designation that the project is within and properties to the north, west, and south are located in. The properties to the east across De Portola Road are located in the Rural Residential land use designation that also has a standard of 45 dBA Leq. However, the project includes a Noise Exception that allows the project to exceed the standards which allows the project in the end to be consistent with Ordinance No. 847 and the noise produced from the site is in line with more typical noise standards of 65 dBA which are cited within the Riverside County General Plan Noise Element. The noise produced by the special occasion facility that would generate the most amount of outside noise would be limited in time on a daily and weekly basis that it would not be an apparent constant increase in ambient noise levels. Furthermore, the use that exists to the south is also a winery, so it is not considered a receptor that would be sensitive to this increase in ambient noise and noise overall, Considering these facts, the impact is considered less than significant.

Eastern Property Line

The daytime existing ambient noise level is 58.5 dBA Leq. The daytime exterior noise level of the stationary source in operation is projected to be 48.1 dBA Leq at the eastern property line. The combined noise level of the existing ambient conditions and the Project is approximately 58.9 dBA Leq. The change in ambient noise levels as a result of the project would be approximately 0.4 dBA leq. Therefore, the Project noise levels are not expected to cause a perceptible change in noise.

Northwestern Property Line

The daytime existing ambient noise level is 52.8 dBA Leq. The daytime exterior noise level of the stationary source in operation is projected to be 26.0 dBA Leq at the northwestern property line. The combined noise level of the existing ambient conditions and the project is approximately 52.8 dBA Leq. The change in ambient noise levels as a result of the project would be approximately 0.0 dBA leq. Therefore, the Project noise levels are not expected to cause a perceptible change in noise.

Only daytime noise generation is shown due to the hours of operation of the facility being limited to 10 p.m., so no noise should be generated at nighttime. As demonstrated by the analysis above, implementation of the Project will not result in 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) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

Implementation of the proposed Project will result in a temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. These impacts will occur during the grading phase of the proposed Project and operational phases of the Project. As discussed above, implementation of the Project will not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. 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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- c) *Would the Project result in the 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?*

Less Than Significant Impact

As shown in the analysis previously in 34.a. and 34.b. above, the project would exceed the established thresholds of Riverside County Ordinance No. 847 of 45 dBA Lmax for Agricultural and Rural Residential land uses. However, based on the facts as noted previously regarding the Noise Exception which would allow this exceedance, relation to the more typical 65 dBA threshold of the Riverside County General Plan Noise Element, limited hours of operation of the special occasion portion of the project, and location in an area with other wineries, the proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Please reference Response 34.a. and 34.b. above. Impacts will be less than significant.

- d) *Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant Impact

Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Within the “soft” sedimentary surfaces of much of Southern California, ground vibration is quickly damped out. Because vibration is typically not an issue, very few jurisdictions have adopted vibration significance thresholds. Vibration thresholds have been adopted for major public works construction projects, but these relate mostly to structural protection (cracking foundations or stucco) rather than to human annoyance.

Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

- 65 VdB - threshold of human perception
- 72 VdB - annoyance due to frequent events
- 80 VdB - annoyance due to infrequent events
- 100 VdB - minor cosmetic damage

To determine potential impacts of the Project’s construction activities, estimates of vibration levels induced by the construction equipment at various distances are presented below:

Approximate Vibration Levels (VdB)*			
Equipment	25 feet	50 feet	100 feet
Large Bulldozer	87	81	75
Loaded Truck	86	80	74
Jackhammer	79	73	67
Small Bulldozer	58	52	46

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: EA 42712

* (FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, 1995)

The on-site construction equipment that will create the maximum potential vibration is a large bulldozer. The stated vibration source level in the FTA Handbook for such equipment is 87 VdB at 25 feet from the source. By 100 feet the vibration level dissipates to 50 VdB which is below annoyance due to infrequent events. Vibration due to construction will be sporadic, limited and will cease upon completion of that phase of the Project. The Project will not have vehicles or equipment in its operation of the winery that will cause vibrations beyond a disturbance level to the surrounding area and or general public. Construction activity vibration and operational vibration impacts are judged as less than significant. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

PALEONTOLOGICAL RESOURCES Would the Project:

18. Paleontological Resources

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

Source(s): *General Plan, Figure OS-8, Paleontological Sensitivity; Map My County (Appendix A); and County Geologist.*

Findings of Fact:

a) *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

Less Than Significant Impact

The proposed Project site is mapped in the *General Plan* as having a "High Potential" for paleontological resources (fossils). 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. The Project has been conditioned (Planning.-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Additionally, the proposed Project will be located on a site which is already disturbed. Thus, the proposed Project would have a less than significant impact due to the existing conditions on the project site and conditions imposed on the Project. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING Would the Project:

19. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, June 2018 (**Appendix K**); *Map My County* (**Appendix A**); and Riverside County General Plan Housing Element.

Findings of Fact:

a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant with an agricultural vineyard crop. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

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

No Impact

Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is a vineyard, winery, restaurant and hotel, and will not generate any impacts to require additional housing. There will be no impacts.

c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant with an agricultural vineyard crop. Therefore, implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impacts.

d) *Would the Project affect a County Redevelopment Project Area?*

No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. There will be no impacts.

e) *Would the Project cumulatively exceed official regional or local population projections?*

No Impact

The proposed Project will not result in an increase in population in the area that was not anticipated in the Wine Country Community Plan, the Southwest Area Plan or the General Plan. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. There will be no impacts.

f) *Would the Project 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)?*

Less Than Significant Impact

A vineyard, winery, restaurant and hotel that is consistent with the Wine Country Community Plan, the Southwest Area Plan or the General Plan not 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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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:

20. Fire Services

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

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 fire services?

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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92592. This station is located approximately 3.18 miles northeast of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The mixed-use winery and commercial hotel Project site components are located in Area Plan 19 – Southwest Area Plan (SWAP). DIF for winery and commercial hotel use for fire protection will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Impacts from implementation of the proposed Project that would 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 fire services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

21. Sheriff Services

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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 sheriff services?

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways to the west and northwest of the Project site as well as State Route 79 South to the south of the Project site. The closest station is the Southwest Sheriff's Station located approximately 7.37 miles northwest of the Project site at 30755 Auld Rd.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The proposed mixed-use Project site winery and commercial hotel components are located in Area Plan 19 – Southwest Area Plan (SWAP). DIF's applicable to commercial/retail (includes hotel) and winery

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction for sheriff services will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Impacts from implementation of the proposed Project that would 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 sheriff services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

22. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Temecula Valley Unified School District website.

Findings of Fact:

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 schools?

No Impact

The Project is a winery facility with a hotel and vineyard. The closest school is a private school, St. Jeanne De Lestonnac School which is 4 miles west from the Project site. Also TVUSD School, Vintage Hills Elementary School, is 4.64 miles away. No housing, which could potentially increase the demand for school services, is being proposed. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

23. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 libraries?

No Impact

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. Therefore, the proposed mixed-use Project site winery and hotel components will result in a very limited impact on library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. The Project is a winery facility with a hotel and vineyard. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Rd. approximately 6.15 miles west. No housing, which could potentially increase the demand for library services, is being proposed.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 library services, are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

24. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan EIR No. 441.

Findings of Fact:

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 health services?

No Impact

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The Project is a winery facility with a hotel and vineyard. The closest health services facility is the Temecula Valley Hospital approximately 5.41 miles away. No housing, which could increase the demand for health services, is being proposed. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
25. 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(s): *Map My County (Appendix A); 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) *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?*

No Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A vineyard, winery, hotel and restaurant do not create impacts to these facilities. There will be no impacts.

- 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?*

No Impact

The proposed Project does not 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. A vineyard, winery, hotel and restaurant do not create impacts to these facilities. There will be no impacts.

- 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)?*

No Impact

A vineyard, winery, hotel and restaurant do not create impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There will be no impacts.

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 mitigation monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*; Project Application Materials (**Appendix K**).

Findings of Fact:

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on De Portola Road. The trail shall be located on only one side of De Portola Road. Provisions for this trail are provided as part of the Project and are reflected on the Project plans. The Project will propose a 10 foot trails easement inside the road-right-of-way (ROW) along De Portola Road. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the Project:

26. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): Riverside County General Plan; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); Riverside Transit Agency and SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*.

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact with Mitigation Incorporated

Environmental Impact Report (EIR) No. 524 for General Plan Amendment No. 1077 for the Wine Country Policy Area addressed traffic congestion and the traffic circulation system existing prior to adoption of the Wine Country Community Plan (WCCP) and proposed mitigation measures to reduce traffic impacts. Local access roads, like Rancho California Road, is an east/west arterial roadway. It begins west of the City of Temecula (in the hills) and continues eastward, through the City of Temecula, and into the WCCP. Near I-15, Rancho California Road has six lanes with a center median. East of Moraga Road, it narrows to a four-lane facility with a center median to Butterfield Stage Road, where it narrows to a two-lane facility with a center two-way left-turn lane. In the WCCP, there is a multi-use pathway that generally parallels the roadway to the south, providing accessibility for pedestrians, bicycles, and equestrians; however, there are some gaps in this mixed-use path network. State Route 79 South (Temecula Parkway), a congestion management program (CMP) roadway, extends eastward through the WCCP, ultimately terminating in the Cleveland National Forest east of San Diego. SR-79S is generally a six-lane facility with a center median from I-15 to Butterfield Stage Road, where it transitions to a four-lane facility and then a two-lane facility as it extends eastward. Finally De Portola roadway begins where Jedidiah Smith Road meets Ynez Road in Temecula. It begins as a 2-lane road with a median and continues east. At Margarita Road, it expands to four lanes and maintains that section to the City limits at Butterfield Stage Road. These roadways are impacted by winery developments in the WCCP, adding additional traffic or congestion with each added winery tasting facility or resort.

EIR No. 524 studied these potential impacts and determined that additional funding would be needed to address the growth of future wineries and/or resort facilities. Currently the Riverside County Transportation Department is imposing a 'fair-share calculation' as a mitigation measure for additional funding to be used as winery facilities develop. These funds will be collected during the permit processing of a wineries construction; to be paid prior to final of the first building permit. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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funds will contribute to the funds already collected through the County's Transportation Uniform Mitigation Fee (TUMF) program. Both fees will address needed road improvements, as necessary, to provide an overall mitigated reduction to the WCCP overall traffic circulation and congestion.

With the Project being a Class V Winery, improvements to De Portola Road will be imposed based on the project traffic. These improvements are Conditions of Approval on the Project prior to final of the building(s) permit for Phase I and Phase II. In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time of permit issuance. Payment of the described fee shall cause the above improvements to be considered satisfied. The Project has been mitigated to an impact that will be less than significant with said mitigation.

Considering the Trip Management Plan (TMP) provided by the applicant of the proposed project which includes a singular access point of De Portola Road, 189 parking spaces provided, and hours of operations for winery operations of 7 am to 6 pm (with tastings occurring from 11 am to 6 pm) shows the limited amount of traffic that could be generated at peak hour or over an entire day. With less than 100 peak hour trips determined, the Project is exempt from having to complete a Traffic Impact Analysis pursuant to Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide; therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additionally funds necessary for roadway improvements beyond those in the Western Riverside Council of Government Transportation Uniform Mitigation Fee (WRCOG TUMF) program, the County is in the process of establishing a funding program (a fair-share contribution) for the Wine Country Community Plan (WCCP) area, which includes this Project site, in order to mitigate cumulative traffic impacts as identified in EIR No 524 for the WCCP. Impacts will be less than significant with said mitigation.

- b) *Would the Project 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?*

Less Than Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011. Interstate 15 and State Route 79 South (Temecula Parkway) are included in the CMP.

The Riverside County Transportation Commission (RCTC) CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service (LOS) thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the project were to cause

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the CMP facility to operate at an unacceptable LOS. Accounting for the information stated within section 43a (see above); the Project's distance from SR-79S (approximately 2.55 miles from the Project site).

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network at Interstate 15 and SR-79S; and development associated with the proposed Project may add an additional increment of traffic to the designated CMP network. While the Project does represent an increase in trips, the County has determined that this increase is not considered cumulatively considerable due to the small percentage increase. The Project is exempt from the preparation of a traffic impact analysis pursuant to County Transportation Department guidelines (projects of this size typically do not result in a drop in a LOS nor contribute significantly to a cumulative impact). Regardless, the Project will be required to pay its TUMF and DIF fees assessed against all wineries, which collectively work towards reducing the overall impact to the transportation system to less than significant." Any impacts would be less than significant.

- c) *Would the Project 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?*

No Impact

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. None of these factors described are located within proximity to the Project site. There will be no impacts.

- d) *Would the Project alter waterborne, rail or air traffic?*

No Impact

Waterborne and rail traffic do not exist in proximity to the Project site. There will be no impacts.

- e) *Would the Project create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact

Roadways will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. The Project is conditioned to provide an acceleration/deceleration lane on De Portola Road which assist in separating traffic entering and exiting the project with De Portola Road. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any impacts are considered less than significant from the Project.

- f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The development of the Project site would not result in the need for some new or altered maintenance of roads since no new roads are being constructed or no new roads being substantially altered. Therefore, impacts are considered less than significant.

- g) *Would the Project cause an effect upon circulation during the Project's construction?*

Less Than Significant Impact

A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work in the street associated with the project will be limited to lateral utility connections (i.e., sewer) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts during construction are considered less than significant.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements.

The proposed Project, a winery, will have short-term impacts occurring on the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will insure that the safety of the traveling public is protected during construction. Impacts will be less than significant.

- h) *Would the Project result in inadequate emergency access or access to nearby uses?*

No Impact

The Project will not cause inadequate emergency access or access to nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. There will be no impacts.

- i) *Would the Project 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?*

Less Than Significant Impact

The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There is no bus service in the immediate vicinity of the Project site. According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on De Portola Road. The 10 foot trail shall be located on only one side of De Portola Road. Provisions for this trail are provided as part of the Project and are reflected on the Project plans. Therefore, implementation of the proposed Project will foster the development of bike trails. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: A Condition of Approval has been implemented for this project (a Class V Winery) for its existing maintenance and improvements for both Phase I and Phase II of the project (COA – PHASE I & PHASE II Improvement - Existing Maintained) by the Transportation Department. With these conditions of approval (COA) for maintenance or fee to be paid, prior to final of the building permit.

Monitoring: Implementation of the mitigation measure is handled through the building permit processing as a COA prior to final condition of the first building permit (wine production building and/or wine tasting room with attached restaurant). No final of the building permit or certificate of occupancy will be given without this measure being satisfied.

44. Bike Trails

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*; and Project Application Materials, June 2018 (**Appendix K**).

Findings of Fact:

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on De Portola Road. The 10 foot trail shall be located on only one side of De Portola Road. Provisions for this trail are provided as part of the Project and are reflected on the Project plans. Therefore, implementation of the proposed Project will foster the development of bike trails. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source(s): Staff review; Project Application Materials, June 2018 (**Appendix K**); *Assembly Bill 52 (AB 52) Formal Notification (PPT 180019)*, prepared by County of Riverside, July 24, 2018 (**Appendix J**).

Findings of Fact:

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 Cultural 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)?*

Less Than Significant Impact

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California PRC, relating to Native Americans.

Since the Project is within the tribe's traditional use area that was provided to the County by the tribes, AB 52 Notices were sent to the following eight (8) Tribes on July 24, 2018:

- Cahuilla Band of Indians;
- Colorado River Indian Tribes (CRIT);
- Pala Band of Mission Indians;
- Pechanga Cultural Resources Department;
- Quechan Indian Nation;
- Ramona Band of Cahuilla;
- Rincon Band of Luiseño Indians;
- Soboba Band of Luiseño Indians;

On August 27, 2018 the cultural report was provided to both the Pechanga and the Rincon Bands and the project conditions of approval were sent to each on September 05, 2018. No tribal cultural resources were identified by either of the consulting tribes. However, based on input provided by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

- b) *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 Cultural Native American tribe, and that is 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less Than Significant Impact

In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes on July 24, 2018. Consultations were requested by the Pechanga band of Luiseño Indians and the Rincon Band of Indians. The Cahuilla Band of Indians responded that although the project was located within their Traditional use Area, they did not wish to consult. No response was received from the Soboba Band, the Ramona band, the Colorado River Indian Tribes, the Quechan or Pala.

On August 27, 2018 the cultural report was provided to both the Pechanga and the Rincon Bands and the project conditions of approval were sent to each on September 05, 2018. No tribal cultural resources were identified by either of the consulting tribes. However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(s): Project Application Materials (**Appendix K**); Department of Environmental Health Review; Wine Country Community Plan Program EIR No. 524.

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

- 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?*

Less Than Significant Impact

As analyzed in the Wine Country Community Plan EIR (EIR No 524). RCWD has the capacity to supply the increased demand. To minimize the anticipated increase in water demand implementing projects are required to utilize graywater drought resistant landscaping and landscape irrigation and advanced agricultural water conservation techniques. The proposed Project is an implementing project and is therefore subject to water conservation measures required in EIR No 524. In addition the Project has been conditioned to connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This is considered a standard condition of approval and not unique mitigation. Impacts will be less than significant.

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

Less Than Significant Impact

Please reference the discussion in 46.a, above. Implementation of the proposed Project will not require or result in the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, sufficient water supplies are available to serve the Project from existing entitlements and resources, and no new or expanded entitlements are needed. The proposed Project will tie into Rancho California Water District (RCWD) facilities via the extension of an existing water line located in De Portola Road (existing road and utility and easement). Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

- a) *Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b) *Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Project Application Materials (**Appendix K**); Department of Environmental Health Review; Wine Country Community Plan Program EIR No. 524.

Findings of Fact:

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

Less Than Significant Impact

As discussed above in Section 17.c (Soils), the Project is located in the Temecula Wine Country District and is included in the Highway 79 Area. This area is anticipated to be sewerred at a future date through Temecula Parkway to EMWD’s Temecula treatment facilities. Upon installation of sanitary sewer by EMWD along the project’s frontage, this property will connect within 90 days of sewer availability. In addition, this property will participate in any special benefit agreements with EMWD and/or will proportionally reimburse EMWD for the construction of the infrastructure as properties are developed or expanded in this area.

The Project is proposing an onsite water treatment system (OWTS). Feasibility studies were conducted to determine the onsite percolation rates and physical characteristics of the subsurface soils within the vicinity of the proposed OWTS drip lines (May 22, 2018 and June 4, 2018). According to these Reports, there is sufficient area on the lot to support a primary and expansion OWTS that will meet the current standards of the Department of Environmental Health and the Regional Water Quality Control Board (RWQCB).

The Department of Environmental Health’s (DEHs) LAMP has listed the Wine Country as an area of special concern, meaning we have an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area. With aggregate waste flows significantly greater than 1200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site waste water treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site waste water treatment must meet National Sanitation Foundation (NSF) performance standards of 40 and 245. All pretreatment equipment must be certified by the NSF. Any impacts are considered less than significant.

- 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?*

No Impact

Implementation of the proposed Project will not 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; or, 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. The proposed Project site development plan provides for an on-site, self-contained septic system, approved by the Department of Environmental Health that will allow the Project to operate below regional water quality thresholds. No impact will result.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste				
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): CalRecycle, Solid Waste Information System (SWIS) Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-007), and Solid Waste Facility Permit 33-AA-00, accessed 9/3/2018; Lamb Canyon Sanitary Landfill, Enforcement Agency Notification Application for Food Waste Composting Research Project, December 2015, accessed 9/3/2018; El Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December, 2017 (Final), accessed 8/31/2018; El Sobrante Landfill Fact Sheet, issued by Waste Management of California, accessed 8/31/2018; *General Plan EIR No. 521*; CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217), accessed 9/3/2018.

Findings of Fact:

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

Less Than Significant Impact

The Project site is located approximately 25 miles south of the Lamb Canyon Landfill and 32 miles southeast of the El Sobrante Landfill.

The Lamb Canyon Landfill is a municipal solid waste facility owned and operated by the Riverside County Department of Waste Resources (RCDWR). It is located in the unincorporated Badlands/Lamb Canyon area of Riverside County, south of Interstate 10 (I-10) and the City of Beaumont, and north of the City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill encompasses a total of approximately 1,189 acres, including a 580.5-acre permit area of which 144.6 acres are permitted for solid waste disposal. The landfill is currently permitted (July 2018; Facility No. 33-AA-007) to receive 5,000 tons of refuse per day with a permitted Traffic Volume of 913 vehicle per day. The landfill has a maximum elevation of 2,460' AMSL and a maximum depth of 350' below the ground surface.

The most recent figures, published monthly, for the Lamb Canyon Landfill show that a total of 53,386 tons of refuse was collected during April 2018, indicating an average of 2,135 tons per day with an average of 411 vehicle trips per day. This is well below the maximum 5,000 tons per day and 913 vehicle trips per day allowed pursuant to the current permit. The remaining maximum permitted capacity is 38,953,653 cubic yards as of January 8, 2015 (most recent published date available) providing capacity and continued operations through April 1, 2029 (estimated closure date).

The El Sobrante Landfill is located in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started disposal operations in 1986. From 1986 to 1998, the landfill was operated pursuant to the original El Sobrante Landfill Agreement and its Amendments and one Addendum. On September 1, 1998, the Riverside County Board of Supervisors (BOS) approved the El Sobrante Landfill Expansion Project, a vertical and lateral expansion of the landfill, and entered into a Second Agreement, which became effective on September 17, 1998. The Second Agreement represents a public/private relationship between the owner/operator of the landfill and the County of Riverside and provides for the Riverside County Department of Waste Resources (RCDWR) to operate the landfill gate, to set the County rate for disposal at the gate with BOS approval, and to operate the Hazardous Waste Inspection Program.

The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 468-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2036.

The El Sobrante Landfill Expansion Project included the following major elements:

- An increase in landfill disposal capacity to approximately 196.11 million cubic yards or approximately 109 million tons of municipal solid waste;
- An increase in the daily disposal capacity up to 10,000 tons (pursuant to the Second Amendment of the Expansion Agreement, approved by the BOS in March 2007, and subsequently implemented on August 31, 2009, the daily capacity was increased to 70,000 tons per week, not exceeding 16,054 tons per day [limited in part due to the number of vehicle trips per day], and a continuous 24-hour disposal);
- An increase in the landfill area to a total of 1,322 acres;
- An increase in the landfill footprint to 495 acres;
- An increase in the hours of operation, allowing 24-hour continuous operations, 7 days a week, for non-waste functions (i.e. application of daily cover, stockpiling of daily cover, site maintenance, grading, and vehicle maintenance) and allowing disposal operations from 4:00 AM to Midnight.

The landfill is open 24 hours per day, six days a week (closed Sundays and Major Holidays). Commercial customers have access 4:00 am to 6:00 pm, while the general public hours are 6:00 am to 6:00 pm.

During calendar year 2016, a total of 2,652,941 tons of municipal solid waste was disposed at the El Sobrante Landfill. Of this amount, 852,987 tons originated from Riverside County sources, and 1,799,954 tons originated from out-of-County sources. El Sobrante received 123,068 tons of Alternate Daily Cover in the form of cement treated incinerator ash.

Based on 309 working days (362 days minus Sundays and Major Holidays), an average of 8,596 (rounded to the nearest whole number) tons of waste were received at the landfill on a daily basis in 2016. The estimated 2017 total tonnage figure is projected to have increased slightly over the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2016 figure, to approximately 2,700,000 tons or an average amount of approximately 8,738 tons per day (2,700,000 tons ÷ 309 days). This indicates a year over year increase of 1.65% and is substantially below the allowable disposal capacity of 16,054 tons per day permitted pursuant to the current agreement/operating permit, as amended.

As of the 2007 Second Amendment date, the landfill had a projected 50-year remaining life through 2036; however, based on 2016 figures, there was 141,192,896 tons of remaining capacity, indicating an approximate 54-year remaining life before the facility reaches capacity.

Development of all phases of the mixed-use winery and hotel Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts will be less than significant.

- 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)?

Less Than Significant Impact

The proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste. The Project has been conditioned through Waste Resources to submit a Waste Recycle Plan prior to building permit issuance and a final report upon conclusion prior to final of the building permits. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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"/>
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(s): Project Application Materials (**Appendix K**); *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., August 9, 2018, (AQ/GHG Analysis **Appendix B**); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website, and *County of Riverside General Plan EIR No. 521, Sec. 4.10 Energy Resources*.

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

- a) *Would the Project impact electricity 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?*

Less Than Significant Impact

Various components of the proposed Project site mixed-use winery/tasting room/future Phase II hotel will consume electricity. The electrical service provider is Southern California Edison. Overhead electrical service lines currently exist contiguous to the Project site along the west side of De Portola Road.

SCE provides electrical service to customers within a 50,000-square mile area covering nearly 14 million people in 11 counties in the southern half of California, including western Riverside County. It provides electricity to users via 16 utility interconnections and nearly 5,000 different transmission and distribution circuits. In total, SCE reported a total energy consumption of approximately 85,850 GWh in 2009, the most recent year for which data is available from the CEC. An additional 4,531 GWh were also "self-generated" within the SCE's planning area in 2009. SCE has declared itself the nation's largest purchaser of renewable energy, buying and delivering approximately 13.6 million MWh in 2009.

Adequate commercial electricity supplies are presently available in southern California to meet this forecast demand. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- b) *Would the Project impact natural gas 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?*

Less Than Significant Impact

The proposed Project will be connected to The Gas Company's natural gas distribution system. Connections are available in De Portola Road and existing natural gas service is in place to improved winery properties adjacent to the south and east of the Project site.

The proposed Project natural gas usage has been anticipated under the recently adopted Wine Country Community Plan Land Use Designation and zoning classification. Adequate commercial natural gas supplies are available to meet this forecast demand. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the Project impact communications systems 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?*

Less Than Significant Impact

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- d) *Would the Project impact storm water drainage 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 for storm water drainage?*

Less Than Significant Impact

There is an existing storm drain system on the project that captures and conveys runoff from the existing vineyard portion of the site to the existing creek near the southerly property line. The proposed Project will augment the existing on-site storm drain system with the installation of new stormwater treatment facilities to service the proposed Project site winery/hotel development, including new storm drains, two (2) detention/bio-retention basins/storage tanks, and other measures to meet County requirements.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

These are standard conditions for the County of Riverside and are not considered not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would 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, are considered less than significant. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) *Would the Project impact street lighting 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?*

Less Than Significant Impact

The proposed Project will not require the installation of any new or additional street lights along the De Portola Road public right-of-way in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues), above. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project does not include roads requiring or resulting in the construction of new facilities or the expansion of existing facilities. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance prior to final of the first building permit. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project site does not have a residential component, however, the proposed mixed-use winery/tasting room/future hotel will have a lesser impact and will be assessed accordingly.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

Impacts from implementation of the proposed Project that would 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 regional multi-service centers, are considered incremental, and less than significant. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

50. Energy Conservation

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

Source(s): Project Application Materials (**Appendix K**).

Findings of Fact:

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

No Impact

Refer to the discussion under Section 49 above. The Project would increase the site’s demand for energy compared to its existing undeveloped state. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The Project will comply with all Title 24 energy conservation requirements. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. No conflict with any adopted energy conservation plans would occur if the proposed Project is implemented. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source(s): Sections 1-50, above.

Findings of Fact:

Less Than Significant with Mitigation Incorporated

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.

All potentially significant impacts to biological resources would be avoided or reduced to a less than significant impact with the implementation of **Mitigation Measures MM-BIO-1 through MM-BIO-3**, standard conditions identified in this Initial Study, as well as design features and measures already incorporated into the Project.

52. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Sections 1-50, above.

Findings of Fact:

No Impact

The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 50 of this Environmental Assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project of a winery is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along De Portola Road are existing wineries. There will be no impact.

53. 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(s): Sections 1-50, above.

Findings of Fact:

Less Than Significant Impact

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or Project design features in aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology & water quality, noise, paleontological resources, public services, transportation/traffic, and tribal cultural resources. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings.

Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant.

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: General Plan EIR and EA 42712.

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.

VIII. SOURCES CITED

AirNav.com website
<https://www.airnav.com/airport/37CA>

Assembly Bill (AB) 52
https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217)
<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217>

CalRecycle, SWIS Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-007), and Solid Waste Facility Permit 33-AA-00
<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>

Department of Toxic Substances Control EnviroStor website
<https://www.envirostor.dtsc.ca.gov/public/>

Draft Environmental Impact Report No. 521
<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFFebruary2015/DraftEnvironmentalImpactReportNo521.aspx>

EA 42712
http://rivcocob.org/agenda/2015/10_06_15_files/16-02.pdf

El Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December, 2017 (Final)
<http://www.rcwaste.org/Portals/0/Files/ElSobrante/2016/Staff%20Report%20and%202016%20Annual%20Report.pdf>

El Sobrante Landfill Fact Sheet, issued by Waste Management of California
https://www.wmsolutions.com/pdf/factsheet/El_Sobrante_Landfill.pdf

GEOTRACKER website
<https://geotracker.waterboards.ca.gov/>

Google Maps website
<https://www.google.com/maps>

Lamb Canyon Sanitary Landfill, Enforcement Agency Notification Application for Food Waste Composting Research Project, December 2015
www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0357/Document/300466

Map My County website
https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public
mindat.org website
<https://www.mindat.org/>

Ordinances – Riverside County
<http://www.rivcocob.org/ordinances/>

Rancho California Water District website
<https://www.ranchowater.com/147/Water-Quality>

Riverside County General Plan
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Riverside County General Plan EIR No. 441
<http://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html>

Riverside County Network of Care
<http://riverside.networkofcare.org/>

Riverside Transit Agency website
<https://www.riversidetransit.com/>

Southwest Area Plan (SWAP)
http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/SWAP_071117.pdf?ver=2017-10-06-094256-873

Temecula Valley Unified School District website
<http://www.tvusd.k12.ca.us>

Wine Country Community Plan Program EIR No. 524



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



*Juan C. Perez
Agency Director*

12/10/18, 12:56 pm

PPT180019

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180019. 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

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 180019) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and 5 electrical vehicle spaces; plus winery signage.

Noise Exception No. 1800002 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 4 AND - Development Phasing

Development of the Property will occur in two (2) phases. Phase one is the wine production building and wine tasting room with attached restaurant. Phase two is the Wine Country Hotel. The overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces). Refer to Phasing Plan exhibit that is a part of the report package. Development mitigation fees (DIF & WRMSHCP) can also be paid per each phase.

Advisory Notification. 5 AND - Exhibits

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

- Exhibit A (Site Plan), dated October 2, 2018.
- Exhibit B (Elevations), dated December 10, 2018.
- Exhibit C (Floor Plans), dated October 2, 2018.
- Exhibit G (Conceptual Grading Plan), dated September 27, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 27, 2018.
- Exhibit V (Vineyard Planting Plan), dated October 2, 2018.
- Phasing Plan Exhibit, dated September 27, 2018.
- Color Renderings for Project, dated September 27, 2018.

Advisory Notification. 6 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License (type 02 & 42 ABC licenses and/or others)
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. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - 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)
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)

Advisory Notification. 7 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 PLOT PLAN; 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 PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

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

Advisory Notification. 8 AND - Winery Development Standards

The following standards shall apply to all wineries as stated in Ordinance No. 348 Section 14.93.E:

A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.

Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. Vineyards used to meet the planting requirement shall have a minimum average density of 450 vines per acre.

The seventy-five (75%) planting requirement shall be maintained for the life of the permit.

A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:

- a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
- b) The first two years from the plot plan's or conditional use permit's effective date.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Winery Development Standards (cont.)

For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site.

A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commission. Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed. Prior to the issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational

E Health

E Health. 1 Waste water

Project PPT180019 is located in the Temecula Wine Country District and is included in the Highway 79 Area. This area is anticipated to be sewered at a future date through Temecula Parkway to EMWD's Temecula treatment facilities. Expansion beyond this Phase 1 will require review by the County and EMWD for sewer plan of service conditions. Upon extension of sanitary sewer easterly along Highway 79, this project may be conditioned by EMWD to extend the sewer from Highway 79 to serve subject property and connect to sewer within 90 days of sewer availability. In addition, this property will participate in any special benefit agreements with EMWD and/or will proportionally reimburse EMWD or other developers for the construction of the sewer infrastructure as properties are developed or expanded in this area. DEH's LAMP has listed the Wine Country as an area of special concern for onsite waste water treatment. With aggregate waste flows significantly greater than 1200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site waste water treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site waste water treatment unit must be approved by the San Diego Regional Water Quality Control Board (SDRWQCB). This system will be performance based with prescribed effluent treatment and monitoring as determined by the SDRWQCB.

Phase 1 is anticipated to be at a waste water flow of 4,300 gpd. Implementation of an advanced on-site waste water treatment unit will be required as approved by the SDRWQCB. Effluent monitoring as stipulated will be provided to the permitting Agency. A WDR permit from SDRWQCB may be required.

Phase 2 is anticipated to increase waste water flows for the entire project to 9,300 gpd. As such, at the time of phase 2, the project will be imposed to one of the following additional requirements:

- 1) Extend and connect to sewer service.
- 2) Additional implementation of an advanced on-site waste water treatment unit will be required as approved by the SDRWQCB. Effluent monitoring as stipulated will be provided to the permitting Agency. A WDR permit from SDRWQCB may be required.
- 3) Documentation from a Hydrologist indicating that total projected waste flows will meet ground water quality objectives established by the SDRWQCB. This documentation must be reviewed and approved by the SDRWQCB. Approval from the SDRWQCB for all winery production waste water will be required. Winery production waste water is not allowed to be discharged into the on-site waste water treatment system.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Fire

- 1.) Access - 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.
- 2.) Water - 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.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

Planning. 1 90 DAYS TO PROTEST

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

Planning. 2 USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Wine Tasting Area - 1 space per 45 square feet of serving area; Wine production area = 1 space per 500 square feet for fabrication area, 1 space per 1,000 square feet for storage area; Hotel - 1 space per room and two spaces for manager.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 USE - BASIS FOR PARKING (cont.)

The project provided a parking analysis for their total parking area of 189 parking spaces (including 9 ADA parking spaces). The Planning Director determined that the parking spaces provided for the project was adequate for the Class V Winery.

Planning. 3 USE - EXPIRATION DATE-USE CASE

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning. 4 USE - HOURS OF OPERATION

The hours of operation for this winery approved through Plot Plan No. 180019 shall be as follows:

Winery Tasting Room - 11:00 a.m. to 6:00 p.m., 7 days a week. *Shipping facility hours associated with the winery (Tasting Room and/or Production Building) will be limited to 8:00 a.m. to 6:00 p.m.*

Restaurant hours - 11:00 a.m. to 9:00 p.m., 7 days a week.

The Hotel will be open 24 hours a day; 7 days a week.

Special Occasions or Events - 9:00 a.m. to 10: 00 p.m. *No special occasions or events will occur after 10 p.m. for any reason.*

Planning. 5 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. 6 USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized.

Planning. 7 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 9 USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 10 USE- COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBITS and Color Renderings for the project.

Planning-All

Planning-All. 1 USE - CAUSES FOR REVOCATION

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

Planning-All. 2 USE - CEASED OPERATIONS

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

Planning-All. 3 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. Outdoor amplified sounds were approved in conjunction with this Plot Plan under a Noise Exception case (NE1800002).

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 USE - FEES FOR REVIEW

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

Planning-All. 5 USE - LIMIT ON SIGNAGE

On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. One (1) monument sign is proposed as a part of this Project. The monument sign will be near the entry driveway to the winery off De Portola Road surrounded by vineyards. The monument sign is sixteen feet high by ten feet wide (16' x 11') and matches the proposed design look of the winery; plus meet the Temecula Valley Wine Country Design Guidelines for business establishment signage. APPROVED EXHIBITS for signage are a part of this project.

Planning-All. 6 USE - MAINTAIN LICENSING

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

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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-CUL. 2 PDA06083r1 accepted

County Archaeological Report (PDA) No 6083 submitted for this project (PPT180019) was prepared by CRM Tech and is entitled: "Phase I Historical/Archeological Resources Survey, De Portola Estates Winery Project, Rancho California Area, Riverside County, California" dated August 26, 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on August 27, 2018. Revised County Archaeological Report (PDA) No. 6083r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated August 27, 2018.

This report was received on August 27, 2018 and accepted by the County Archaeologist on the same day. PDA06083r1 concludes:

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA06083r1 accepted (cont.)

In summary of the research results presented above, no potential "historical resources" were previously recorded within or adjacent to the project area, and none was found during the present survey. In addition, no notable cultural features were known to be present within the project boundaries throughout the historic period, and Native American input obtained during this study did not identify any sites of traditional cultural value in the project vicinity. Furthermore, a recent geotechnical study for the proposed project observes that "undocumented artificial fill materials were encountered throughout the site within the upper 0 to 6 feet," and that the sediments underneath. The fill belong to the Pauba Formation of Pleistocene age (CW Soils 2018:4), which was deposited before human occupation of inland southern California. Since the bedrock outcrops as the hill across the central portion of the property, the total depth of soil deposit at the project location appears to be limited. Considering the presence of the artificial fill and the lack of any surface manifestation of archaeological remains, the subsurface sediments in the project area are unlikely to contain any intact, potentially significant cultural deposits from the prehistoric or historic period. Based on these findings, the present study concludes that no "historical resources" exist within the project area. PDA06083r1 recommends: The proposed project will not cause a substantial adverse change to any "historical resources." No further cultural resources investigation is necessary for the project unless development plans undergo such changes as to include areas not covered by this study. If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or until a qualified archaeologist can evaluate the nature and significance of the finds. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180027 ACCEPTED

County Geologic Report GEO No. 180027, submitted for the project PPT180019, APNs 927-640-008, -009, -011, -012, -015, was prepared by CW Soils, and is titled; "Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No. 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California," dated June 11, 2018.

GEO180027 concluded:

1. The subject property is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to project through the proposed project.
2. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structure is considered very low to remote.
3. No landslide debris was observed during our field exploration and no ancient landslides are known to exist onsite.
4. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.
5. The potential for subsidence is considered low to remote.
6. Onsite soils exhibit a very low expansion potential.

GEO180027 recommended:

1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
2. In the areas to receive compacted fill, the removal of low density, compressible soils, such as topsoil and undocumented artificial fill, should continue until firm competent bedrock is encountered.
3. Remedial removals are estimated to extend to a depth of 6 to 8 feet below existing grade within the proposed building areas.
4. Remedial grading should extend horizontally beyond the perimeter of the proposed structures a distance equal to the depth of compacted fill below the proposed footing or a minimum of 5 feet, whichever is greater.
5. Prior to placing compacted fills, the exposed bottom should be scarified to a depth of 6 inches or more, watered or air dried as necessary to achieve optimum moisture content and then compacted to a minimum of 90 percent of the maximum dry density.

GEO No. 180027 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180027 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 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. 2 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 all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 Traffic Management Plan (TMP)

TRAFFIC MANAGEMENT PLAN for PPT 180019 Date: October 4, 2018

Project: De Portola Estate Winery and Hotel

1. Introduction

The purpose of this Traffic Management Plan is to describe the Traffic Flow, ingress and exit.

2. Description /Location: The site is located at 37440 De Portola Road, APN 927-640-008, 009, 011, 012, 015 (PM 180001-1)

The project is on acres, and 20.9 net acres, and is currently planted as a vineyard, with three (3) existing graded pads. A 6,400 approximately square foot winery/tasting room and a 10,000 square foot

Production building are proposed for the site. Over 50% of PPT180019 is planted as vineyard.

3. Ingress/Egress

The project takes access from De Portola Road, just south of Oak Mountain Road. The street is currently paved to a Width of 24 feet. Access to this site is provided will be 24 ft. wide driveway, which connects directly to Winery and Production facility, and future Phase 2 Hotel.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 Traffic Management Plan (TMP) (cont.)

Phase I - Improvements:

Acceleration and Deceleration lanes shall connect to the proposed driveway and shall be provided in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35-foot radius
2. Provide acceleration/deceleration lanes per County Std. 803.

Phase II - Improvement:

The driveway connection to De Portola Road shall be improved with a left-turn pocket and AC pavement transition to taper between the existing road, and the proposed driveway, in accordance with the following design parameters:

- 1) At the proposed northerly driveway edge of pavement returns shall be a 35 foot radius.
- 2) The left-turn pocket shall be 12 foot wide (6' east and 6' west of the centerline) and 100 feet long with a 120 foot transition.
- 3) Provide 14 foot AC pavement on each side of the left-turn pocket per the design speed of 45 mph.
- 4) Provide acceleration/deceleration lanes per County Standard 803.

4. Parking

On-site parking provides one hundred eighty-nine (189) spaces, of which nine (9) are ADA, with on (1) Van accessible and in accordance with Riverside County Ordinance 348, Section 18. 12. Ordinance 348, Section 18.12 provides a calculation of 240 spaces, but Applicant would not meet the 75% planting portion of the Ordinance 348, if capacity is maxed then provisions will be made for guest to arrive by shuttle or bus services to the Property and be dropped off. The on-site parking will be managed on site by our parking Staff to ensure that the site is not over parked.

- For hours of operation see Planning Department conditions of approval. Hour of operation for the Winery will be 11 am - 6 pm, with extended hours for the Restaurant until 9 pm. Phase 2, Hotel will be open 24 hrs., a day when opened.

- The winery is operated by the De Portola Estate Winery. In addition to family members, there will be 10 to 40 employees working at the winery.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 Traffic Management Plan (TMP) (cont.)

6. Special Events

Special events will be held as allowed per Ordinance 348.4885, Article XIVd Wine Country Zones (WC), Section 14.93. Development Standards, C. Special Occasion Facility Standards, and/or other appropriate governing ordinances, which includes Ordinance 847, Noise Exception.

Special events shall include:

1. Weddings
2. Corporate Events
3. Music

Number of Maximum Attendees, Based on Parking 189 spaces x 3 persons = 567 Attendees.

7. Signage

A "STOP" sign will be placed on the access driveway where the driveway meets with De Portola Road. Sufficient "No Parking" signs shall be placed along De Portola Road to prohibit visitors from parking on the street.

Waste Resources

Waste Resources. 1 Waste Advisory

*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. *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 their waste hauler.
- Provide recycling service to their 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste Advisory (cont.)

*Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. *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.

Plan: PPT180019

Parcel: 927640008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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 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 for additional information and requirements.

Fire

060 - Fire. 1 Prior to grading Not Satisfied

- 1.) Access - 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.
- 2.) Water - 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.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

060 - Planning. 1 USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 180019, 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 USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant 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 5.14 acres (gross) of the project's active area of disturbance (excluding the vineyard). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-CUL

Plan: PPT180019

Parcel: 927640008

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Required Not Satisfied

Native American Monitor Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities so that the on-call Professional Archaeologist can complete the identification, evaluation, and potential recovery of cultural resources. This agreement shall not modify any condition of approval or mitigation measure.

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.

If after 60 days the developer/permit applicant and consulting tribes(s) are unable to reach an agreement regarding the Native American Monitor, the Assistant TLMA Director may consider this condition of approval satisfied if good faith efforts have been made but an agreement cannot be reached by the parties. A showing of good faith efforts would include substantial evidence showing reasonable attempts from both parties to discuss and negotiate the terms of the agreement.

Planning-EPD

060 - Planning-EPD. 1 Avoidance Area on Grading Plan - EPD Not Satisfied

All grading plans shall clearly mark the drainage described as Feature A within the HANS 170001 Western Riverside County MSHCP Compliance Document prepared by Searl Biological Services, dated August 30, 2018 as 'Avoidance Area: No Grading.' EPD will review the grading plan prior to issuance of a grading permit to ensure no grading will take place within the drainage feature.

060 - Planning-EPD. 2 EPD - 30 Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 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, or if the grading permit expires, a new survey shall be required. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

060 - Planning-EPD. 3 EPD - MBTA 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.

Plan: PPT180019

Parcel: 927640008

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 EPD - MBTA Survey (cont.) Not Satisfied

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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 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 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.

Plan: PPT180019

Parcel: 927640008

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 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. 3 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.

70. Prior To Grading Final Inspection

Planning-EPD

070 - Planning-EPD. 1 Site Inspection - EPD Not Satisfied

Prior to finalization of the grading permits, EPD will conduct a site visit to ensure that no grading occurred in the area described as Feature A within the HANS 170001 Western Riverside County MSHCP Compliance Document prepared by Searl Biological Services, dated August 30, 2018.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 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 construct from the Building and Safety Department.

Plan: PPT180019

Parcel: 927640008

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 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.

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three 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 applicable California Health and Safety Code.

080 - E Health. 2 OWTS with Advanced Treatment Plans Not Satisfied

Provide a set of detailed grading plans drawn to scale with the proposed design of the onsite waste water treatment system (OWTS) /w advanced treatment. The advanced treatment system must be approved by the San Diego Regional Water Quality Control Board (SDRWQCB). The advanced treatment system will be performance based with monitoring as determined by the SDRWQCB. A WDR permit may be required. Please include floor plan/plumbing schedule to ensure proper OWTS sizing.

080 - E Health. 3 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's Local Area Management Program (LAMP) is required.

080 - E Health. 4 Pool Plans Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 5 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Prior to the issuance of a building permit the grading plan shall be approved and provide details of the fire access road including width, turn radius, and percent grade, as well as, any required turnouts and required turnarounds located within 50 feet of each building as required by the SRA Fire Safe Regulations.

Plan: PPT180019

Parcel: 927640008

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Prior to permit Not Satisfied

A fuel modification plan shall be submitted and approved indicating the 30' setback for structure defensible space, as well as, any fuel modification zone required by the SRA Fire Safe Regulations.

Planning

080 - Planning. 1 Electric Vehicle (EV) charging stations Not Satisfied

The Project shall provide circuit and capacity for electric vehicle (EV) charging stations in construction plans and specifications to facilitate future installation of electric vehicle supply equipment (EVSE). As required by the 2016 CalGreen Building Code, 10 percent of the proposed parking spaces at the Project site will require EV charging circuit and capacity and it is assumed that a minimum of 5 areas will contain these spaces.

Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

080 - Planning. 2 USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all building(s) and structure(s) submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B for the associated; Tasting Room/Restaurant, Wine Production, and Hotel buildings.

080 - Planning. 3 USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C for the associated; Tasting Room/Restaurant, Wine Production, and Hotel buildings.

080 - Planning. 4 USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 180019, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance

080 - Planning. 5 USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval and as shown on the APPROVED EXHIBIT B plans for all buildings.

080 - Planning. 6 USE - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 7 USE - VINEYARD PLANTING INSPECTION Not Satisfied

Prior to building permit issuance, and in accordance with Ordinance 348 Section 14.93 E. 1, fifty percent (50%) of the planted vineyard planting (per Exhibit V) shall be planted prior to issuance of building permit for the winery. The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan. Once verified, the representative shall satisfy the condition of approval referring to the need for fifty percent (50%) vineyard planting. If the total seventy-five percent (75%) vineyard planting area is planted prior to building permit issuance (per Exhibit V), the County field representative can clear this condition of approval and the condition of approval for prior to final inspection for verification of vineyard planted area of a total of seventy-five percent (75%). Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

Plan: PPT180019

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 4 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED 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, 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.

Plan: PPT180019

Parcel: 927640008

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

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.

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 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 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.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180019 has been calculated to be 5.14 net acres.

090 - Planning. 2 USE - ACCESSIBLE PARKING Not Satisfied

A minimum of two (9) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBITS (Site Plans). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

090 - Planning. 3 USE - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of five (5) electrical vehicle parking space[s] for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2:

Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 4 USE - ORD 663 (SKR) FEE CONDITION Not Satisfied

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

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 USE - ORD 663 (SKR) FEE CONDITION (cont.) Not Satisfied

Said fee shall be calculated on the approved development project which is anticipated to be 5.14 acres (gross) of the project's active area of disturbance (excluding the vineyard). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 5 USE - ORD 810 O S FEE (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 180019 is calculated to be 5.14 net acres.

090 - Planning. 6 Use - Parking Paving Materials Not Satisfied

A minimum of one hundred eighty-nine (189) parking spaces shall be provided as shown on the APPROVED EXHIBITS (Site Plans), unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite (DG) with asphaltic concrete or concrete for ADA parking and path of travel to current standards as approved by the Department of Building and Safety.

The Project will be constructed in two (2) phases, the overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. The 53 parking spaces near the tasting room/restaurant building and wine production building will be fully installed per plan with the remaining proposed parking area available for overflow parking as needed for phase one. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces).

090 - Planning. 7 Use - 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 and instead should be installed around buildings, parking, and other areas as they are constructed.

090 - Planning. 8 USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval and as shown on the APPROVED EXHIBIT B plans for all buildings.

090 - Planning. 9 USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping (vineyard and/or olive trees) screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 10 USE - UTILITIES UNDERGROUND Not Satisfied

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

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 USE - VINEYARD PLANTING INSPECTION Not Satisfied

Prior to building permit final, and in accordance with Ordinance 348 Section 14.93 E. 1, the remaining twenty-five percent (25%) of the vineyard requirement shall be planted prior to final of the building permit for the winery. The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan. Once verified, the representative shall satisfy the condition of approval referring to the need for the remaining twenty-five percent (25%) vineyard planting. Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

090 - Planning. 12 USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS (Site Plan and/or Landscaping Plans).

Planning-EPD

090 - Planning-EPD. 1 Deed Restriction - EPD Not Satisfied

Prior to final occupancy, a deed restriction shall be placed upon the Jurisdictional Areas located within the project site. Evidence of the deed restriction shall be provided to EPD.

Transportation

090 - Transportation. 1 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.

090 - Transportation. 2 LINE-OF-SIGHT Not Satisfied

In order to secure adequate sight distance at the driveway intersection NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

090 - Transportation. 3 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. 4 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.

090 - Transportation. 5 PHASE-I Improvement - Existing Maintained Not Satisfied

PHASE – I IMPROVEMENT

De Portola Road is a paved County maintained road designated as a Mountain Arterial Road and shall be improved with AC pavement tapering for acceleration and deceleration lane at the project driveway entrance per County Standard No. 803, Ordinance 461, and as approved by the Director of Transportation.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 PHASE-I Improvement - Existing Maintained (cont.) Not Satisfied

NOTE:

1. Edge of pavement returns at winery driveway entrance shall be constructed with 35 foot radius.
2. No parking signs shall be installed along De Portola Road as directed by the Transportation Department.
3. Provide acceleration/deceleration lanes per County Standard No. 803, Ordinance 461.

090 - Transportation. 6 PHASE-II Improvement - Existing Maintained Not Satisfied

PHASE – II IMPROVEMENT

De Portola Road is a paved County maintained road designated as a Mountain Arterial Road and shall be improved along and outside project boundaries with AC pavement, protected shoulders, within the 110' full-width dedicated right-of-way as follows:

1. The left turn pocket shall be 12' wide minimum (6' west and 6' east of the centerline) AC pavement and 100 feet long with a 120 foot reverse curve transition tapering.
2. Provide 270 foot AC pavement transition taper on each side of the left turn pocket.
3. Provide acceleration and deceleration AC pavement lane at the driveway per County Standard No. 803, Ordinance 461.
4. Edge of pavement return at the driveway shall be 35' radius.
5. 'No parking' sign shall be installed along De Portola Road and as directed by the Transportation Department.
6. In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time of permit issuance. Payment of the described fee shall cause the above improvements (1 through 5) to be considered satisfied.

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 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project 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, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 9 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.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1

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.



FAST TRACK AUTHORIZATION



Supervisorial District: 3	Supervisor: Chuck Washington	For EDA Use Only
		FTA No. 2018-01

Company/Developer: DPW I, LLC **Contact Name:** Rick Neugebauer
Address: 37440 De Portola Rd, Temecula, Ca 92592
Office Phone: N/A **Mobile Phone:** 760.594.1107 **Email:** rneuge@gmail.com

Consulting Firm: RTN Development **Contact Name:** Rick Neugebauer
Firm Address: 28465 Old Town Front Street, Suite 311, Temecula
Office Phone: N/A **Mobile Phone:** 760.594.1107 **Email:** rneuge@gmail.com

Project Type: Industrial Commercial Childcare Workforce Housing
 Renewable Energy Other

The project will include three buildings. One is an 8,000 sq. ft. tasting facility with a full service restaurant.
The second building will be a 5,000 sq. ft. wine production building.
The third building will be a 55,000 sf Hotel and Spa with a restaurant.

Economic Impact (estimated) Capital Investment: \$18,000,000 **Full-Time Jobs:** 100

Taxable Sales: \$11,000,000 **Full-Time Wages per Hour:** \$15.00 **Construction Jobs:** 100

Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone
 Parcel Map General Plan Amendment Other:

Site Information Assessor's Parcel Number(s): 927-640-008; 009; 011; 012; 015

Cross Streets/Address: Avenida Verde to the north and Pauba to the west. **Site Acreage:** 20.9

Land Use Designation: Class V Winery **Zoning:** WCW **Building Size:** 68,000 sq. ft.


I hereby certify that by submitting this application for Fast Track status I understand and will comply with Board of Supervisors Policy A-32, Procedures for Fast Track Processing, including the following items:

1. The Fast Track applicant will hire construction contractors and other development-related consultants that are based in Riverside County whenever possible, and;
2. The Fast Track applicant will give hiring preference to individuals who have served in the United States armed forces or who have been unemployed for 6 or more months due to economic conditions.

Rick Neugebauer, Manager

Applicant Name and Title (use electronic signature or type information) Date

This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered. *This Fast Track Authorization also applies to any other required or associated applications and/or Assessor's Parcel Numbers*

For EDA Use Only			
			February 9, 2018
Carrie Harmon	Date:	Rob Moran	Date:
Assistant Director of EDA		EDA Development Manager	



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 9, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
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
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Eastern Municipal Water District (EMWD)
Rancho California Water District (RCWD)

PLOT PLAN NO. 180019 - Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of Pauba Road, Southeast of Avenida Verde, and West of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W) - **REQUEST:** The proposed plot plan is for a Class V Winery in two (2) phases. Phase One will consist of a two-story wine tasting room and bar with a restaurant attached on the first floor with restrooms. Second floor will consist of a VIP lounge and offices. Additionally Phase One will consist of a wine production building with a subterranean basement for storage, wine lab and employee restrooms. Phase Two will consist of a three-story, 44 room Wine Country Hotel with laundry services, storage, and employee's lounge on the basement level. First floor will have a hotel lobby foyer, a restaurant, a spa, offices, conference room suites, hotel rooms and VIP suites. The second floor will have a roof deck patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Special occasions (weddings/events) will also be offered on the project site with a covered stage area. The project offers 189 parking spaces including 9 ADA parking spaces and winery signage. – APN: 927-640-008, 009, 011, 012, and 015 – Related Cases: HANS170001 and CPM180006. **BBID: 199-830-839**

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

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: September 17, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District

Eastern Municipal Water District (EMWD)
Rancho California Water District (RCWD)

PLOT PLAN NO. 180019, 2nd Submittal - Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of Pauba Road, Southeast of Avenida Verde, and West of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W) - **REQUEST:** The proposed plot plan is for a Class V Winery in two (2) phases. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the production building will be vats, coolers, equipment, and crush pad. There will also be a subterranean basement for storage with the production building. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the basement level. The next floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms and VIP suites. The final floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. The project offers 189 parking spaces including 9 ADA parking spaces and winery signage. – APN: 927-640-008, 009, 011, 012, and 015 – Related Cases: HANS170001 and CPM180006. **BBID: 199-830-839**

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.



HANS170001

Board of Directors

Chairperson
Jonathan Ingram
City of Murrieta

Daniela Andrade
City of Banning

Julio Martinez
City of Beaumont

Jeffrey Hewitt
City of Calimesa

Larry Greene
City of Canyon Lake

Eugene Montanez
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Michael Perciful
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Matt Liesemeyer
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Jeffrey J. Giba
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County of Riverside

Chuck Washington
County of Riverside

V. Manuel Perez
County of Riverside

Marion Ashley
County of Riverside

Executive Staff

Charles Landry
Executive Director

September 24, 2018

Matthew Poonamallee
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

RECEIVED
OCT - 9 2018

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Mr. Poonamallee:

Please find the following JPR attached:

JPR 18-07-09-01. Permittee: Riverside County, HANS 170001. The JPR file attached includes the following:

- RCA JPR Findings
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with Soils and Proposed Project Impacts
- Exhibit D, Conservation and Avoidance Areas
- Regional Map

Thank you,

Britney Strittmater

Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

Project Information

Permittee: County of Riverside
 Case Information: HANS170001; RTN Winery
 Site Acreage: 20.88 acres (includes 7.81 acres development, 0.45 acre riverine avoidance, and 0.29 acre for off-site road improvements)
 Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: The Project is consistent with both the Criteria and Other Plan Requirements.

Data:

Applicable Core/Linkage: Proposed Core 7
 Area Plan: Southwest

APN(s)	Sub-Unit	Cell Group	Cell
927-640-008	SU3-Vail Lake	C	6807
927-640-009			6917
927-640-011			
927-640-012			
927-640-015			

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. Proposed Core 7 supports Quino checkerspot butterfly, coastal California gnatcatcher, Stephens' kangaroo rat, least Bell's vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of Tualota Creek, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species. Areas not affected by edge within Proposed Core 7 total approximately 48,510 acres of the total 50,000 acres occupied by this Core. For portions of Core Areas



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

adjacent to Development, treatment and management of edge conditions will be necessary to ensure habitat quality for species using the Core.”

- b. The site is located within Cells 6807 and 6917 of Cell Group C (11 Cells). As stated in Section 3.3.15 of the MSHCP, “Conservation within Cell Group C will contribute to assembly of Proposed Core 7 and Proposed Constrained Linkage 24. Conservation within Cell Group C will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within Cell Group C will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the southwest. Conservation within Cell Group C will range from 60% to 70% of the Cell Group focusing in the southern and central portions of the Cell Group.”
- c. Rough Step: The proposed Project is within Rough Step Unit 4. Rough Step Unit 4 encompasses 212,630 acres within the southeastern corner of western Riverside County and includes Proposed Core 4 and Proposed Core 7. These areas are composed of upland and wetland habitat types in the Vail Lake, Sage, and Wilson Valley areas. This area is bounded by Diamond Valley Lake, Lake Skinner, and Johnson Ranch to the west, San Diego County and the Agua Tibia Mountains to the south, and the San Jacinto Mountains and eastern Riverside County to the west. There are 105,759 acres within the Criteria Area in Rough Step Unit 4. Key vegetation communities within Rough Step Unit 4 include coastal sage scrub; desert scrubs; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Through 2016, a total of 21,041 acres of conservation has been acquired within this Rough Step Unit. In 2016 a total of 3,434 acres were acquired in Rough Step Unit 4. There were 232 acres of Coastal Sage Scrub, 6 acres of Desert Scrub, 136 acres of Grassland, 36 acres of Riparian Scrub, Woodland & Forest, 67 acres of Riversidean Alluvial Fan Sage Scrub, and 23 acres of Woodlands and Forests acquired in 2016. The remaining 2,934 acres were acquired in vegetation categories not tracked under rough step (agricultural, chaparral, developed/disturbed, cismontane alkali marsh). Based on the MSHCP baseline vegetation mapping, vegetation on the proposed Project site is grassland and coastal sage scrub. The proposed Project has 0.09 acre of permanent impacts to coastal sage scrub habitat. According to the 2016 MSHCP Annual Report, all vegetation categories are “in” Rough Step. Therefore, development of the project will not conflict with or interfere with the Rough Step Status of Unit 1.
- d. Project information provided by the Permittee included the following: JPR Application (HANS170001) (06/21/18; revised 09/10/18), HANS 170001 Application (12/21/17), JPR Information Form (12/21/17), Checklist of Actions Necessary to Implement the Terms and Conditions of the MSHCP (01/22/2018), MSCHP Compliance review worksheet (06/21/18; revised 09/10/18), and HANS 170001 Western Riverside County MSHCP Compliance Document (06/25/2018; revised 08/30/18). The proposed Project site is located within the City of Temecula, immediately west of De Portola Road and is comprised of five APNs (927-640-008, -009, -011, -



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

012, and -015), totaling 20.88 acres. Surrounding uses include rural developments and agricultural uses to the north, east, south, and west, De Portola Road to the east, and Avenida Verde to the north. The project consists of the development and construction of a winery in two phases: 1) Phase I includes a tasting room, restaurant, and production building with a target completion date of 2020; and 2) Phase II includes a hotel/spa with a target completion date of 2025. The proposed project will consist of the existing vineyard, in addition to the newly proposed paved roads, 189 parking spaces, planted vineyard, olive orchard and landscaped areas. According to the Compliance Document, the proposed Project site is an active vineyard with no permanent structures present. On-site vegetation communities include 11.01 acres of active agriculture, 0.63 acre of coastal sage scrub, 7.87 acres of disturbed/ruderal, 0.93 acre of European olive, and 0.44 acre of non-native grasslands. Off-site vegetation communities include 0.03 acre of developed and 0.26 acre of disturbed/ruderal. Soils on the property include Greenfield sandy, Hanford coarse sandy, rough broken land, and San Emigdio fine sandy loam. Implementation of the proposed Project would result in permanent impacts to 7.81 acres on-site including 2.50 acres of active agriculture, 0.09 acre of coastal sage scrub, 4.37 acres of disturbed/ruderal, and 0.85 acre of European olive. An additional 0.29 acre of off-site impacts would result from result from De Portola Road widening, including 0.03 acre of developed and 0.26 acre of disturbed/ruderal. According to the Compliance Document, no temporary impacts or staging areas are proposed.

- e. Reserve Assembly: As mentioned above, the Project site is located within Cell Group C (11 Cells), nearest to Proposed Core 7, and Cell Group C has a 60%-70% conservation goal in the southern and central portions. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the southwest.

Using the mid-range of the area described for conservation (65%) within Cell Group C, approximately 1,067.95 acres are described for conservation within this approximately 1,643-acre Cell group. Public/Quasi-Public (PQP) lands totaling 114 are not counted towards this goal. To date, approximately 695.57 acres have been developed or are approved for development in this Cell Group, including the proposed Project. Covered road acreage is 24.77 acres, and planned conserved lands in the Cell Group are 2.44 acres. Therefore, there are approximately 953.56 undeveloped acres available for conservation within the Cell Group, of which approximately 848.26 undeveloped acres available for conservation are within areas described for conservation. Using the low-range conservation goal (60%) within Cell Group C, approximately 986 acres are needed for conservation, but 953.56 acres are available. Note that 91.09 acres of potential conservation is existing vineyard. Therefore, the Cell Group will not meet the Reserve



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

Assembly Goals of the MSHCP even if available undeveloped lands outside of the areas described for Conservation, but within the same Cell Group C, are acquired.

Although the goals cannot be met for Cell Group C, the proposed Project site is located in the western portion of the Cell Group outside of the area described for conservation and is separated from Temecula Creek by De Portola Road and large lot residential development and agricultural uses. Therefore, the 0.63 acres of fragmented coastal sage scrub habitat would not provide valuable connectivity to support the Planning Species for Proposed Core 7, including but not limited to arroyo toad, California red-legged frog, Quino checkerspot butterfly, tricolored blackbird, southern California rufous-crowned sparrow, Bell's sage sparrow, cactus wren, yellow warbler, white-tailed kite, loggerhead shrike, coastal California gnatcatcher, least Bell's vireo, Aguanga kangaroo rat, Stephens' kangaroo rat, bobcat, Los Angeles pocket mouse, mountain lion, and/or Parry's spine flower. Given the location of the Project site outside of the area described for conservation, development of the proposed Project would not impede the conservation goals for Proposed Core 7. The RCA will prepare reserve assembly analysis for Subunit 3 (Vail Lake) within 30 days to determine the potential for high range conservation to offset the shortage in Cell Group C.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There is one riverine resource on the Project site; however this feature will be avoided. No riparian habitat is present. There are no vernal pools, no suitable habitat for fairy shrimp, and no suitable habitat for riparian birds.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The Project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The Project site is not located within a Criteria Area Species Survey Area (CASSA) for plant species. The site is located within an Additional Survey Needs and Procedures Areas for burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The Project is located adjacent to current or proposed conservation.



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

Other Plan Requirement Comments:

- a. Section 6.1.2: According the *Compliance Document*, no riparian habitat is present. One riverine feature (Feature A) totaling 0.45 acre is present in the eastern portion of the property. Feature A is a USGS-designated ephemeral stream with a sandy bottom ranging from four to six feet wide with a bank to bank width of 15 to 30 feet wide. The banks of the channel consist of open rip-rap boulders and loam substrates with non-native grassland/ruderal plants, including California buckwheat, western ragweed, cocklebur, and climbing milkweed. This man-made ditch diverts natural stream flows from agricultural areas and surface streets. Stream flows exit the property through two 36-inch corrugated metal culverts beneath the dirt access road and continue off-site in a southerly direction. Flows outlet through two culverts beneath an access road on the neighboring property approximately 360 feet south of the Project site and continue south directly onto De Portola Road as surface flows approximately 890 feet south of the Project site. According to the *Compliance Document*, evidence of flows continued along the western and northern shoulder of De Portola Road for approximately 1.5 miles but appeared to dissipate to sheet flow and it was determined Feature A is not a tributary to Temecula Creek and does not contribute to downstream resources. This notwithstanding, Feature A will be avoided by the proposed Project. A 0.45-acre deed restriction will be placed over the riverine feature (Feature A) in order to ensure that it is avoided in perpetuity. **Recordation of the deed restriction shall be a condition of project approval.** Indirect impacts to this feature will be addressed with the implementation of Urban/Wildlife Interface Guidelines per Section 6.1.4 of the MSHCP.

Fairy Shrimp: According to the *Compliance Document*, the property does not support depressions and exhibits no evidence of long-lasting ponds (i.e. cracked mud, crusty soils, etc.). Additionally, road ruts that contained evidence of ponding, and stock ponds were not detected on the property. Soils associated with vernal pools are absent. No vernal pool plant indicator species were observed. As such, there is no habitat on the Project site suitable for the presence of fairy shrimp, and fairy shrimp are considered absent.

Riparian Birds: The site was assessed for habitat that could support least Bell's vireo (*Vireo bellii pusillus*; LBV), southwestern willow flycatcher (*Empidonax trailii*; SWFL), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*; YBCU). The Project site does not contain riparian vegetation. A single Hinds' willow (*Salix exigua* var. *hindsiana*) is located in the upstream portion of Feature A. According the *Compliance Document*, the single tree would not provide suitable habitat for riparian bird species; therefore, focused riparian bird surveys were not conducted.

Based on the information provided in the *Compliance Document*, the Project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).
The Project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The Project site is not located within a Criteria Area Species Survey Area (CASSA) for plant species. The Project site is located in the area for additional survey needs for burrowing owl. An



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

initial Step I burrowing owl habitat assessment was conducted on March 6, 2018. The Step I assessment identified 19.20 acres of suitable BUOW habitat; an additional 24.22 acres of suitable habitat was present with the 150-meter buffer around the property. Due to the presence of potentially suitable habitat focused burrow owl surveys were conducted in accordance with current MSHCP guidelines, Step II, Part A and Part B. Potential burrows were detected on the property, consisting of California ground squirrel burrows/burrow complexes and coyote/gray fox dens. No burrow surrogates or other human-created features (i.e., debris piles) suitable for burrowing owl were detected on the property. All suitable burrows were mapped and are shown on **Figure 13** in the *Compliance Document*. Consistent with Step II-B, focused burrowing owl surveys were conducted in 2018 on March 6 and 29, April 16, and May 1. No burrowing owl or burrowing owl sign was observed at any of the potential owl burrow locations, and burrowing owl are currently considered absent.

Due to the potential suitable burrowing owl habitat on site a 30-day preconstruction survey for burrowing owls is required prior to initial ground-disturbing activities. If burrowing owl have colonized the property site prior to the initiation of construction, the Permittee should immediately inform the Wildlife Agencies and the RCA, and coordinate on the potential need for a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

Based on the information provided in the *Compliance Document*, the Project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: To preserve the integrity of areas adjacent to the Project site which are existing or described Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the Project. Specifically, the Permittee should include as Project conditions of approval the following measures:
 - i. The Project will not result in runoff being discharged into the MSHCP conservation area. The Project is designed as to not release toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. The proposed project is not expected to generate sufficient drainage to effect nearby Conserved lands, sensitive habitat, and/or targeted conserved lands. This notwithstanding, Standard Best Management Practices (BMPs), such as those described in Appendix C of the MSHCP relating to drainage and runoff shall be implemented. The proposed Project has also prepared an Erosion Control Plan (ECP), Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) that includes these BMPs.
 - ii. Land use proposed in proximity to the MSHCP Conservation Area that use chemicals or generates bio-products such as oil machinery and trucks that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area (Temecula Creek). The proposed Project is not expected to utilize any additional toxic chemicals that are not already in



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

use for agricultural purposes (i.e., pesticides, fertilizers, etc.) or create any bio-products during or post-construction. The BMPs associated with the ECP, SWPPP, and WQMP will protect the surrounding environment from toxic runoff.

- iii. The proposed Project's lighting will not have a negative effect on nearby Conserved lands, sensitive habitat, and/or targeted conserved lands given the sites distance from those areas.
- iv. The Project will not produce any amount of noise that would be considered and impact to the surrounding environment.
- v. No invasive and/or non-native plant species on the California Invasive Plant Counsel List will be used to landscape the Project site except for those being utilized for agricultural purposes (i.e., European olive).

Based on the information provided in the *Compliance Document*, the Project demonstrates consistency with Section 6.1.4 of the MSHCP.

- e. MSHCP Volume I, Appendix C: The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:
 - i. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
 - ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
 - iii. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
 - iv. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
 - v. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
 - vi. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
 - vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall



RCA Joint Project Review (JPR)

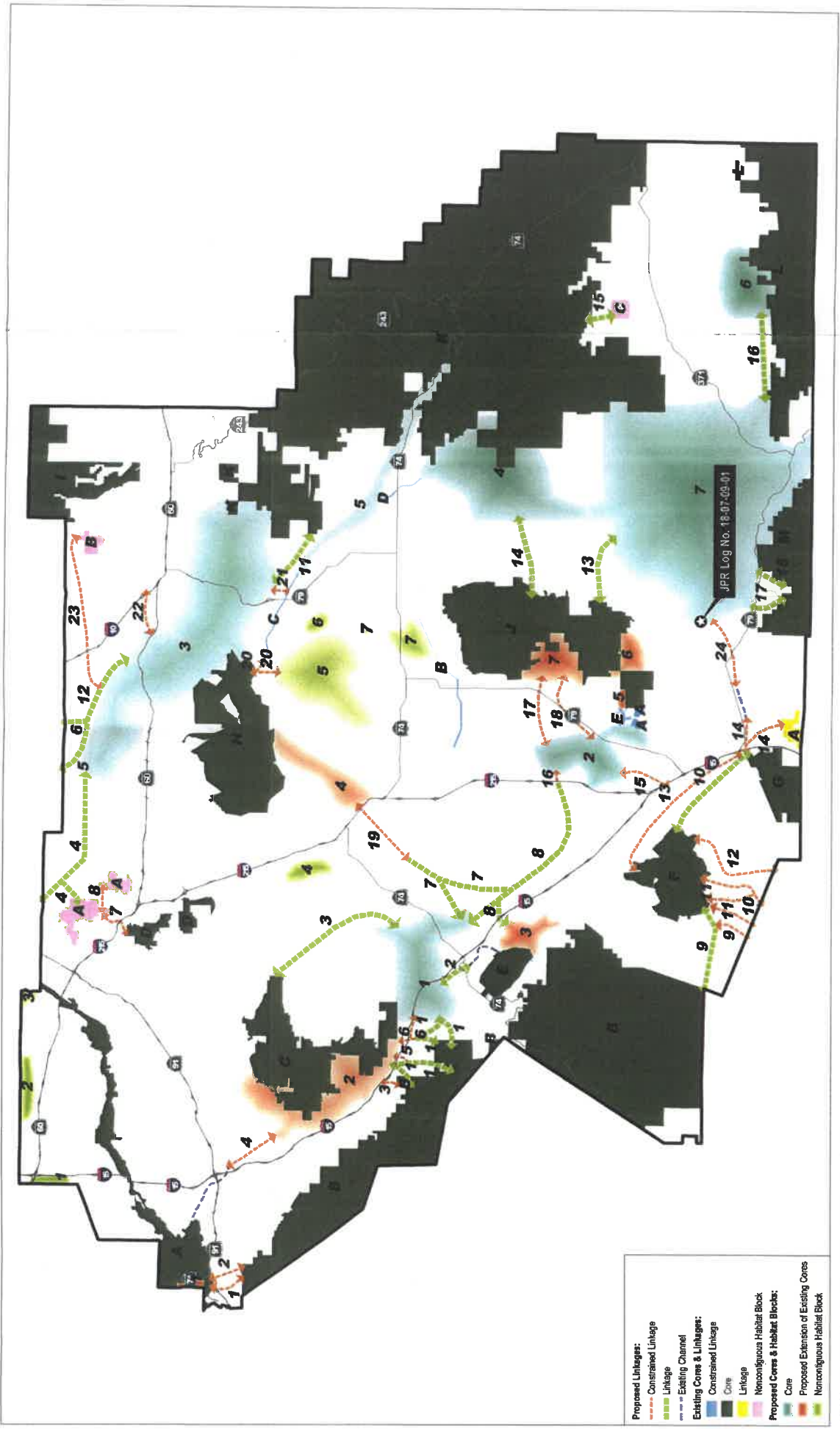
JPR #: 18-07-09-01

Date: 09/24/2018

be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

- viii. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
- ix. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- x. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
- xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
- xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
- xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
- xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

BS



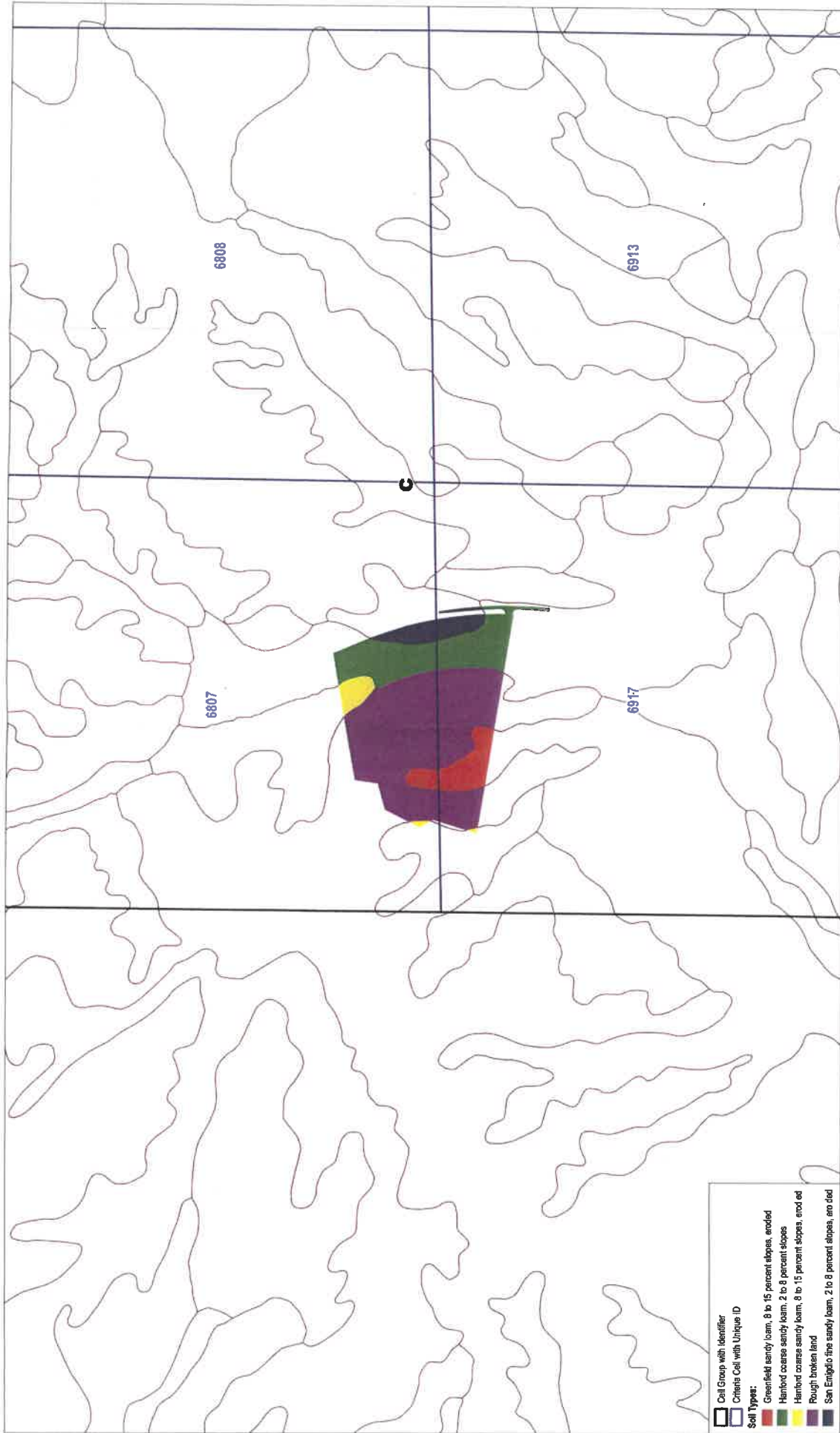
SOURCE: Wasam Riverside County Regional Conservator Authority 2018; County 4R version 2018



- Cell Group with Identifier
- Criteria Cell with Unique ID
- JPR Project Site
- Vegetation Communities
- Agricultural Land
- Chaparral
- Coastal Sage Scrub
- Developed/Disturbed Land
- Grassland
- Riparian Scrub, Woodland, Forest
- Reverend Alvin Fan Sage Scrub
- Woodland and Forests

SOURCE: Riverside MSHCP 2012 Vegetation; County of Riverside 2018





SOURCE: USDA/NRCS Soils, 2017; County of Riverside, 2018





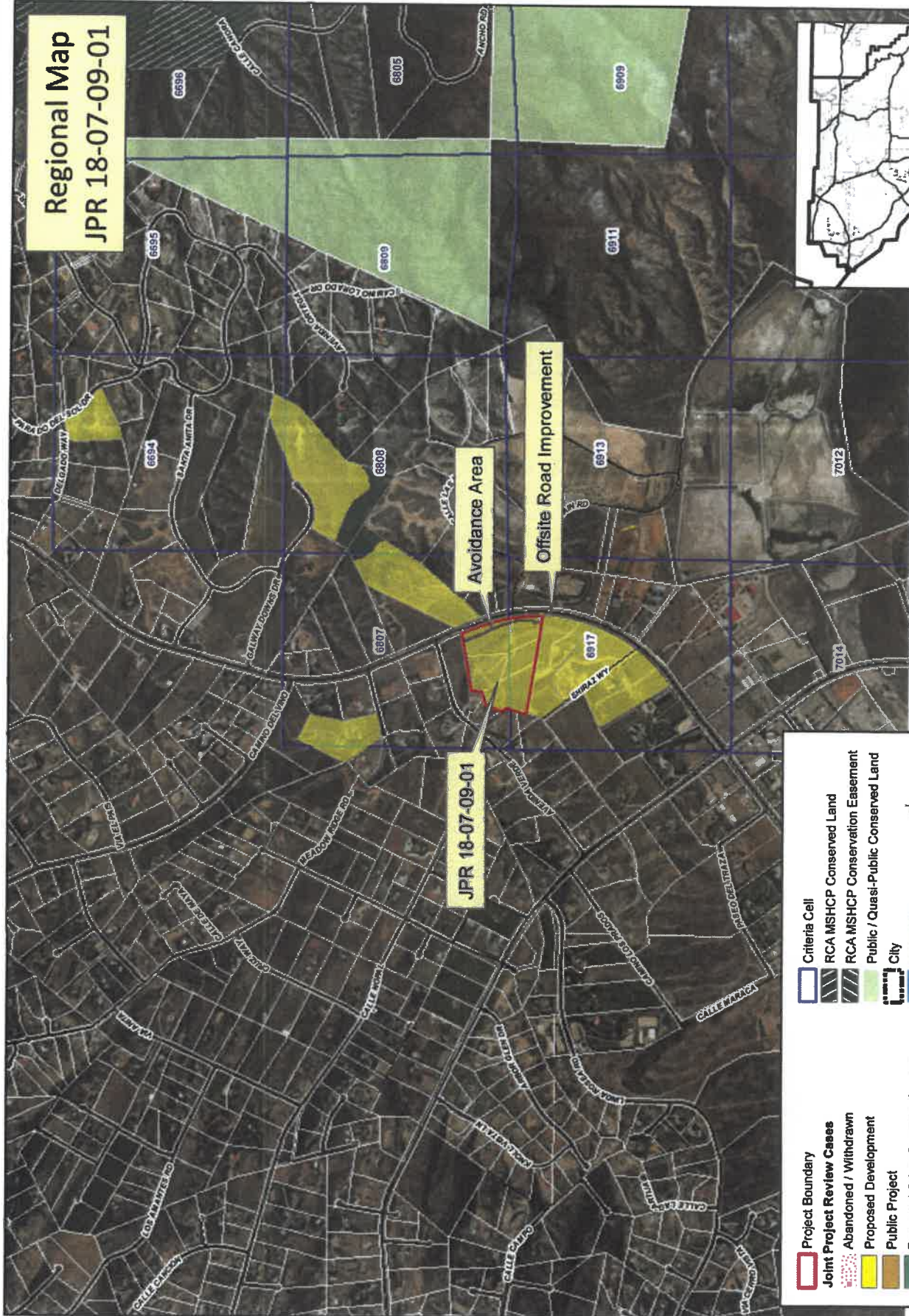
- Cell Group with Identifier
- Cell with Unique ID
- Onsite Development - 20.43 acres
- Onsite Avoidance - 0.45 acre
- Offsite Road Improvements - 0.28 acre
- Covered Roads

SOURCE: County of Riverside 2018; Bing Maps 2018



DUDEK

Regional Map
JPR 18-07-09-01



JPR 18-07-09-01

Avoidance Area

Offsite Road Improvement

- | | |
|---|---|
| Project Boundary | Criteria Cell |
| Joint Project Review Cases | RCA MSHCP Conserved Land |
| Abandoned / Withdrawn | RCA MSHCP Conservation Easement |
| Proposed Development | Public / Quasi-Public Conserved Land |
| Public Project | City |
| Proposed Other Conservation Area | Waterbody |
| Proposed MSHCP Conservation Area | Highway |
| Unknown | |

County of Riverside
HANS 170001
Rough Step Unit 4





U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-19B0009-19CPA0008

October 09, 2018
Sent by email

Mr. Ken Baez
Principal Planner
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Attn: Matthew Poonamallee

Subject: JPR 18-07-09-01, RTN Winery, HANS 170001, Riverside County

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, have reviewed Joint Project Review (JPR) 18-07-09-01 for the proposed RTN Winery (Project). The JPR was prepared to evaluate the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Wildlife Agencies are providing the following comments in regards to the project's consistency with the Reserve Assembly requirements of the MSHCP (Sections 3.2.3 and 3.3.15 of the MSHCP). We recommend a Criteria Refinement for this project.

MSHCP Reserve Assembly Requirements and RCA Analysis

The 20.88-acre Project site is located in MSHCP Criteria Cells 6807 and 6917, which are part of Cell Group C, a group of 11 criteria cells. Cell Groups B, C, and D make up Subunit 3 (the Vail Lake Area Subunit); Subunit 3's purpose is to contribute to the assembly of the MSHCP's Proposed Core 7.

The conservation requirements for Cell Group C (Section 3.3.15 of the MSHCP) are as follows:

“Conservation within Cell Group C will contribute to assembly of Proposed Core 7 and proposed Constrained Linkage 24. Conservation within Cell Group C will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within Cell Group C will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the southwest. Conservation within Cell Group C will range from 60% to 70% of the Cell Group focusing in the southern and central portions of the Cell Group.”

The reserve assembly analysis in the JPR uses the mid-range of the 60% to 70% for Cell Group C and provides the following information:

“Using the mid-range of the area described for conservation (65%) within Cell Group C, approximately 1,067.95 acres are described for conservation within this 1,643-acre cell group. Public/Quasi-Public (PQP) Lands totaling 114 acres are not counted towards this goal. To date, approximately 695.57 acres have been developed or are approved for development in this cell group, including the proposed project. Covered road acreage is 24.77 acres, and planned conserved lands in the cell group are 2.44 acres. Therefore, there are approximately 953.56 undeveloped acres available for conservation within the cell group, of which approximately 848.26 undeveloped acres ...are within the areas described for conservation.

Using the low-range conservation goal (60%) within Cell Group C, approximately 986 acres are needed for conservation, but [only] 953.56 acres are available. Note that 91.09 acres of the potential conservation is existing vineyard. Therefore, the Cell Group will not meet the Reserve Assembly Goals of the MSHCP, even if available undeveloped lands outside of the areas described for Conservation, but within the same Cell Group C, are acquired.

Although the goals cannot be met for Cell Group C, the proposed Project site is located in the western portion of the Cell Group outside of the area described for conservation, and is separated from Temecula Creek by De Portola Road and large-lot residential development and agricultural uses. Therefore, the 0.63 acres of fragmented coastal sage scrub habitat would not provide valuable connectivity to support the Planning Species for Proposed Core 7 ... Given the location of the Project site outside outside of the area described for conservation, development of the proposed Project would not impede the conservation goals for Proposed Core 7.

The RCA will prepare a reserve assembly analysis for Subunit 3 (Vail Lake area) within 30 days to determine the potential for high-range conservation to offset the shortage in Cell Group C.”

Results

The Wildlife Agencies summarized the Reserve Assembly acreage goals and deficit for Cell Group C below (Table 1), using low- and mid-range level of conservation as presented in the JPR. We included two columns for the results because the analysis in the JPR identified the winery project site in the “Developed or Already Approved for Development” land category rather than in the “Undeveloped – Available for Conservation” category. Using the mid-range level of conservation (65%) described for Cell Group C by the MSHCP Plan and including the Project site in the “Lands Available for Conservation” category, 1,067.95 acres are Described for Conservation in Cell Group C, 2.44 acres are planned for conservation under existing project approvals, 1,065.56 acres are still needed to meet the Cell Group conservation goal, 974.44 acres (including 91.09 existing vineyard acres) are undeveloped and available to be conserved, but – if all 974.44 of the undeveloped acres were conserved – there would still be a shortfall of 91.07 conservation acres not achieved.

If the Project site were moved from the “Undeveloped” category to the “Developed or Already Approved for Development” category, then Cell Group’s C conservation deficit would increase to 112 acres.

Table 1. Current MSHCP Reserve Assembly Shortfall in Core 7, Cell Group C.

	Project Site Available (Acres)	Project Site Developed (Acres)
Mid-Level Conservation (65%)		
Described for Conservation	1,067.95	1,067.95
Already Conserved	2.44	2.44
Needed to Meet Conservation Goals	1,065.51	1,065.51
Available for Conservation	974.44	953.56
Conservation Deficit	-91.07	-111.95
Minimum Level Conservation (60%)		
Described for Conservation	986.00	986.00
Already Conserved	2.44	2.44
Needed to Meet Conservation Goals	983.56	983.56
Available for Conservation	974.44	953.56
Conservation Deficit	-9.12	-30.00

We concur with RCA’s conclusion in the JPR that even low-end conservation acreage goal cannot be met for Cell Group C due to the existing level of development in the cell group. Further, we concur removal of the proposed project site from conservation will not impair the linkage and habitat goals for Cell Group C. However, we do not accept that the existing conservation acreage shortfall and low conservation value of the Project site excuses or eliminates the County obligation to implement the MSHCP’s Reserve Assembly requirements in the Cell Group. Because all the remaining undeveloped land in Cell Group C is needed to approach the low-end reserve assembly requirement (60%), the Wildlife Agencies do not agree that development of the proposed Project site is consistent with the existing Reserve Assembly requirements for Cell Group C. The MSHCP Plan requires a Criteria Refinement for a Permittee to modify the Cell Group acreage goal.

The RCA has volunteered to perform an analysis to see if the conservation shortfall in Cell Group C can be made up through high-end conservation in the bulk of Subunit 3 (i.e., in Cell Groups B and D). If such an analysis demonstrates that the conservation shortfall in Cell Group C can be made up in Cell Groups B and D, the County would need to view the analysis as a vehicle for a criteria refinement and commit to achieving the upper end of the described conservation in those cell groups. Failing that, a Criteria Refinement that makes up the shortfall in Group C needs to be prepared and adopted.

Since the 20.88-acre Project site consists mostly of agricultural and disturbed lands inside the western fringe of Core 7 and there seems to be potential for high-end conservation in Cell Group D (80 cells) to make up the conservation shortfall in Cell Group C, it seems that a Criteria Refinement could be done to make the proposed Project consistent with the Reserve Assembly requirements of the MSHCP.

Conclusion

The Wildlife Agencies recommend that Project not be approved until after the RCA's analysis and a related Criteria Refinement that addresses the conservation acreage shortfall in Cell Group C (including the development of the proposed winery site) is adopted. We request a meeting to discuss the RCA's Cell Group analysis and the County's commitment to remedying the conservation shortfall in Cell Group C by realizing the upper end of the described conservation as needed in Cell Groups B and D. Until the County can demonstrate that the acreage shortfall for Cell Group C has been remedied, the Wildlife Agencies do not concur that this Project is consistent with the MSHCP.

We appreciate the opportunity to provide the County with comments on this JPR. If you have any questions or comments regarding this letter, or to schedule a meeting, please contact James Thiede of the Service at james.thiede@fws.gov or Heather Pert of the Department Heather.Pert@wildlife.ca.gov.

Sincerely,

**KARIN
CLEARY-ROSE**
Digitally signed by
KARIN CLEARY-ROSE
Date: 2018.10.09
16:19:27 -07'00'

for
Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Leslie MacNair
Regional Manager
California Department of Fish and Wildlife

cc:
Charles Landry, Regional Conservation Authority



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 180019 - Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of Pauba Road, Southeast of Avenida Verde, and West of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W)

REQUEST: The proposed plot plan is for a Class V Winery in two (2) phases. Phase One will consist of a two-story wine tasting room and bar with a restaurant attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and offices. Additionally Phase One will consist of a wine production building with a subterranean basement for storage, wine lab and employee restrooms. Phase Two will consist of a three-story, 44 room Wine Country Hotel with laundry services, storage, and employee's lounge on the basement level. First floor will have a hotel lobby foyer, a restaurant, a spa, offices, conference room suites, hotel rooms and VIP suites. The second floor will have a roof deck patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Special occasions (weddings/events) will also be offered on the project site with a covered stage area. The project offers 189 parking spaces including 9 ADA parking spaces and winery signage. – APN: 927-640-008, 009, 011, 012, and 015 – Related Cases: HANS170001 and CPM180006.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 27, 2018

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Riverside County, Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, CA 92502

Re: Pechanga Tribe Comments on the Phase I Historical/Archaeological Resources Survey for the De Portola Estate Winery Project.

Dear Ms. Thomson,

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”), a federally recognized Indian tribe and sovereign government. The Tribe submits these comments to Riverside County (“County”) for the official record concerning the Phase I Historical/Archaeological Resource Survey for the De Portola Estate Winery Project prepared by CRM TECH and dated August 27, 2018.

The Tribe extends its thanks to the County for providing the survey report for the Tribe to review and provide comments on the content based upon Tribal traditional knowledge related to its Ancestral territory, cultural items, and cultural practices so we may preserve and protect all Luiseño tribal cultural resources.

In the “Ethnohistoric Context” section, found on page 7, the report states Luiseño “territory expanded from present-day Riverside to Escondido and Oceanside.” Even though Riverside, Escondido and Oceanside are all within the Luiseño Ancestral territory, that description leaves out approximately 60% of the Luiseño traditional territory. The territory reaches as far northeast as the Santa Ana River and Box Springs Mountain Range, as far east as Mount San Jacinto, and as far southeast as Lake Henshaw, and to the west including the Southern Channel Islands. The Pechanga Tribe’s knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions. The Tribe requests that a more accurate Luiseño Ancestral territory description be included in the report.

On page 7 the report states “the Luiseño had approximately 50 active villages with an average population of 200 each, although other estimates place the total Luiseño population at 4,000-5,000 (Bean and Shipek 1978:557).” The Tribe is well aware that published reports on the Luiseño pre-contact

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evic Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

population size range between 4,000 to 10,000 Luiseño. The Tribe, contrarily, understand the Luiseño pre-contact population size to have been much larger. We request that Tribes views to be included in the report.

Lastly, the Project is located within a very historically significant area. The Project is located directly across the street from Pulgas Creek Road which traverses through a canyon known as Nigger Canyon. That canyon is where more than 50 Pechanga Luiseño were ambushed and murdered by Californios and Cahuillas. The Project is located at the west entrance of the canyon and is within the corridor the Californios traveled for the event.

The Tribe understands that there are were no previous or newly discovered cultural resources recorded within the Project APE, however, due to the historic sensitivity of the area the Tribe requests that Archaeological and Native American monitoring mitigation measures be put in place for the De Portola Estate Winery Project.

The Tribe would like our comments to be forwarded to CRM TECH so they may review and make the necessary updates/changes to their report and for the County to include this letter in the official record for the environmental review of this Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Should the need arise, the Tribe welcomes the opportunity to meet with Riverside County to further explain our comments.

The Pechanga Tribe looks forward to working together with Riverside County in protecting the invaluable and non-renewable Luiseño cultural resources found in the Project area. Please contact me at 951-770-6314 or at mescobar@pechanga-nsn.gov if there are any questions or concerns regarding our cultural report comments. Otherwise, please contact our Cultural Analyst, Ebru Ozdil at 951-770-6313 or at gozdil@pechanga-nsn.gov regarding all other project related questions or concerns. Thank you.

Sincerely,



Molly Earp-Escobar, Cultural Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 180019 - Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of Pauba Road, Southeast of Avenida Verde, and West of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W)

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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Project Description:

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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT



Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 24, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 24, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 24, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

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PLANNING DEPARTMENT



Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma, AZ 85366

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

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De Portola Estate Winery, Parking Analysis - 09.27.2018						
Description	Parking Spaces		Hours of Operation	Peak Hours	Peak Days	
Tasting Room	42+2	44 ea	11am- 6 pm	1pm -4pm	Fri/Sat/Sun	
Tasting Room/ Rest			12noon -6 pm	1pm -4pm	Fri/Sat/Sun	
Hotel	130+6	136 ea	24-7	3pm-9pm	Thur/Fri/Sat/ Sun	
Hotel / Restaurant/ Breakfast			7am -11am		Sun-Sat	
Restaurant/ Dinner			4pm - 9 pm	4pm -9pm	Sun-Sat	
Production	8+1	9 ea	7am - 5 pm	none	Mon-Fri	
Totals		189 ea				
Total ADA Parking Spaces		9 ea				
Tasting time typically is 1.5 hrs						
Hotel stay is typically 2 days						
In the event of a full parking lot at Winery, we will shut down the parking for additional cars.						
When we have an Event, wedding, etc, the Event will take priority over the Tasting Room.						



**Rancho
Water**

November 19, 2018

Tim Wheeler
County of Riverside
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: CONDITIONS OF APPROVAL FOR ALL PROJECTS WITHIN
THE WINE COUNTRY COMMUNITY PLAN, INCLUDING
THE DE PORTOLA ESTATES WINERY
(PLOT PLAN NO. 180019)**

Dear Mr. Wheeler:

Rancho California Water District (RCWD/District) appreciates the opportunity to provide comments on all projects proposed within the Wine Country Community Plan, including the De Portola Estates Winery – Plot Plan No. 180019. With the exception of single-family residences approved with Onsite Wastewater Treatment Systems (OWTS) that do not exceed a wastewater discharge of 1,200 gpd, RCWD contends that all projects will have significant adverse effects on the Temecula Valley Groundwater Basin. These impacts were clearly identified as part of the County of Riverside's (County) land use planning process for the Wine Country Community Plan. The required mitigation measures to be imposed on all projects in the Wine Country Community Plan were included in EIR No. 524 for the Wine Country Community Plan, as adopted by the County in January 2014.

As per the Mitigation and Monitoring Reporting Program outlined in EIR No. 524, there are three (3) mitigation measures for which either the County Planning Department or the County Department of Environmental Health are identified as the responsible party. Presented in the Hydrology and Water Quality section, the three (3) mitigation measures include:

1. HYD-2: All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from the average aggregate wastewater flow requirements regardless of family units.
2. PSU Sewer-1: Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment which does not exceed a wastewater discharge of 1,200 gpd and to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health, RCWD, and the SDRWQCB.

18JK:hab031\FEG

Rancho California Water District

42135 Winchester Road • Post Office Box 9017 • Temecula, California 92589-9017 • (951) 296-6900 • FAX (951) 296-6860 • www.ranchowater.com

3. PSU Sewer-2: All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, RCWD, and SDRWQCB requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, RCWD, and the SDRWQCB. Every future project in the Project area shall have special sewer conditions as established by the County, pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval," adopted by the Board on April 24, 2012.

Projects within the Wine Country Community Plan are within the Santa Margarita Hydrologic Unit. The SDRWQCB's Water Quality Control Plan for the San Diego Basin (Basin Plan) establishes a Total Dissolve Solids (TDS) groundwater quality objective of 500 mg/l throughout portions of the Pauba and Auld Ground Water Hydrologic Sub-Areas (Basin Plan, Table 3-3). There is also a Nitrate water quality objective of 45 mg/l. In the absence of site-specific groundwater quality data and project-specific assimilative capacity analyses, SDRWQCB policy requires the imposition of a 500 mg/l TDS and a 45 mg/l Nitrate effluent limit on all wastewater discharges from these projects. Accordingly, RCWD requests that these mitigation measures be included in the conditions of approval for most projects within these areas of the Wine Country Policy Area. Specifically, that the conditions of approval for non-single family residential projects which have sewer effluent that exceeds the SDRWQCB water quality objectives include:

- The Project shall be required to connect to sewer services when it is made available by the EMWD;
- Interim to sewer services in this region being provided by EMWD, these projects shall be permitted to have an OWTS, which does not exceed a wastewater discharge of 1,200 gpd. Note: This is the *maximum daily discharge* that shall be permitted, and may affect the proposed development of the project; and
- The Project shall be responsible for extending sewer lines from sewer trunk lines when made available by EMWD, and destroying the OWTS.

On November 7, 2018, the County Planning Department and the County Department of Environmental Health staff members had a meeting with staff from RCWD, EMWD, and the SDRWQCB to discuss OWTS in the Wine Country Community Plan Area. The following issues were agreed upon at this meeting:

- National Sanitation Foundation (NSF) standards NSF/ANSI 40 and NSF/ANSI 245 cannot guarantee wastewater effluent reductions in TDS and Nitrates. Specifically, NSF 245 only requires a reduction in Total Suspended Solids (TSS) and Nitrogen, and makes no requirements for TDS and Nitrates.
- Per EIR No. 524, the SDRWQCB has requested that all commercial implementing projects proposing OWTS with an average aggregate (total) wastewater flow greater than 1,200 gpd must be referred to them for assessment of compliance with water quality standards. RCWD (attn.: Jeff Kirshberg) and EMWD (attn.: Joe Mouawad) both requested to be copied on this correspondence.



RCWD strongly asserts that compliance with this California Environmental Quality Act (CEQA) mitigation measure in EIR No. 524 is EMWD's responsibility and that it remains unaffected by the adoption of the Local Agency Management Plan (LAMP). RCWD respectfully references Assembly Bill 885, as approved on September 27, 2000, which directed the State Water Resources Control Board (State Water Board) to develop regulations or standards for OWTS to be implemented by qualified local agencies. In order to authorize local agencies to prepare LAMPS, the State Water Board adopted the *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems* on June 19, 2012. The State Water Board simultaneously adopted *The Onsite Wastewater Treatment System Policy Final Substitute Environmental Document*. (OWTS Environmental Document). The OWTS Environmental Document clearly presents that ***the intent of the local agency LAMPs is to provide minimum standards for OWTS, and that local agency LAMPs are not to affect other federal and state regulations.*** Per Section 5.3.2 of the OWTS Environmental Document, "The proposed Policy provides minimum standards for siting, construction, operation, and maintenance of specified OWTS in California. The process by which local agencies approve a project that includes construction and operation of an OWTS is a local land use and development process that would remain unchanged by the proposed Policy. Other regulations designed to protect the environment would also be unaffected by implementation of the proposed Policy. This subsection provides an overview of the more important federal, state, and local laws and regulations that protect the environment of California. These laws and regulations would continue to guide the construction and operation of projects in California, including OWTS." (OWTS Environmental Document, Page 129).

Thank you again for the opportunity to provide written comments on all proposed projects within the Wine Country Community Plan. When a specific project is identified by the County within the Wine Country Community Plan, please notify me as soon as possible, so that RCWD's comments can be submitted early in the planning process. If you should have any questions or need additional information, please contact me at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Jeff Kirshberg, Ph.D., P.E.
Water Resources Manager

cc: Jeffrey Armstrong, General Manager
Eva Plajzer, Assistant General Manager-Engineering and Operations
Rich Ottolini, Water Operations Manager



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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. PPT180019

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: KTN Development

Contact Person: Rick Neugebauer E-Mail: RNEUG@GMAIL.COM

Mailing Address: 28465 Old Town Front St. Suite 311
Temecula, CA 92590
City State ZIP

Daytime Phone No: (760) 594 1107 Fax No: () _____

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner Name: Dpw LLC

Contact Person: Rick Neugebauer E-Mail: RNEUG@GMAIL.COM

Mailing Address: 28465 Old Town Front St Suite 311
Temecula CA 92590
City State ZIP

Daytime Phone No: (760) 594 1107 Fax No: () _____

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"Planning Our Future... Preserving Our Past"

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.)

Dpw, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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.

927640009 -
927640012 -
927640008 -
927640011 -
927640015 -

PROPERTY INFORMATION:

Assessor's Parcel Number(s): PARCELS 1 OF PARCEL M3432 180006

Approximate Gross Acreage: 20.9.

General location (nearby or cross streets): North of PAUBA, South of

AVANIDA VERDES, East of PAUBA, West of DE PORTOLA

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

CLASS V WINERY
 RESTAURANT, TASTING ROOM, PRODUCTION FACILITY (PHASE I)
 HOTEL, RESTAURANT, SPA (PHASE II)

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.7927

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<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	9,000	35	2	TASTING ROOM / RESTAURANT
2	10,000	22	1/B	PRODUCTION BLDG w/ BASEMENT
3	50,000	3	2/B	HOTEL / SPA / RESTAURANT
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	6,000	EVENT AREA
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:

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): HANS 170001

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: Rtn Development
Address: 28965 OLD TOWN FRONT ST. SUITE 311, TEMECULA
Phone number: 760 574 1007
Address of site (street name and number if available, and ZIP Code): 37440 DE PORTOLA RD
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 526 pg 2
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: [Signature] Date 6/21/18

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) [Signature] Date 6/21/18
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR EXCEPTION TO NOISE ORDINANCE NO. 847

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION:

Applicant Name: PTN DEVELOPMENT

Contact Person: RICK NEUGEBAUER E-Mail: RNEUGE@GMAIL.COM

Mailing Address: 28465th AD TOWN FRONT ST. SUITE 311
TEMECULA, CA 92590
City State ZIP

Daytime Phone No: (760) 594 1107 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: DPW I, LLC

Contact Person: RICK NEUGEBAUER E-Mail: RNEUGE@GMAIL.COM

Mailing Address: 28465th AD TOWN FRONT ST SUITE 311
TEMECULA, CA 92590
City State ZIP

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 property address and/or assessor's parcel 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.

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

APPLICATION FOR AN EXCEPTION TO NOISE ORDINANCE NO. 847

PROPERTY INFORMATION:


Assessor's Parcel Number(s): 927140 008, 009, 011, 012, 015
Approximate Gross Acreage: 20.9 ACRES
General location (nearby or cross streets): North of PAUBA RD, South of VIA VERDE, East of PAUBA, West of OAK MOUNT RD.

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.)

DPW I, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

NOISE EXCEPTION INFORMATION:

Type of Event:

Single Event Exception

Continuous Event Exception

Describe the event, for which the exceptions are being sought, including but not necessarily limited to the following: type of event; setting (indoor, outdoor or a combination of both); proposed schedule; hours of operation; expected number of vehicles per day; and expected number of participants per day.

- OUTDOOR MUSIC, WEDDING EVENTS
- WINERY OPENS @ 11⁰⁰ AM CLOSES @ 10⁰⁰ PM WHEN THERE ARE EVENTS
- OTHERWISE IT WILL CLOSE @ 6⁰⁰ PM FOR TASTINGS.
- VEHICLES PER DAY WILL BE LIMITED TO THE NUMBER OF PARKING SPACES
- PARTICIPANTS WILL BE LIMITED TO OCCUPANCY OF THE BUILDING PER CODE, AND NUMBER OF OCCUPANTS IN VEHICLES.

Attach additional sheets as necessary

APPLICATION FOR AN EXCEPTION TO NOISE ORDINANCE NO. 847

Describe the sound sources for which the exceptions are being sought, including, but not necessarily limited to the following: audio equipment; motor vehicle sound systems; sound amplifying equipment and live music.

— LIVE MUSIC, AMPLIFIED

Attach additional sheets as necessary

Describe any noise sensitive land uses/sensitive receptors in the vicinity of the site, including, but not necessarily limited to the following: Schools, hospitals, rest homes, long term care facilities, mental health care facilities, residential uses, libraries, passive recreational uses and places of worship.

— THERE ARE ONLY (2) RECEPTOR IN THE VICINITY OF THE SITE —

S/W APPROX 1500 LF — 1015 LF

— SEE ATTACHED GOOGLE MAP

① 1500

② 1015

Attach additional sheets as necessary

This completed application form, together with all of the listed requirements provided on an Exception to Ordinance No. 847 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\295-1075 NE Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



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.

6/15/18

Property Owner(s) Signature(s) and Date

DW LLC, Rick Neugebauer, Manager

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
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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.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 180019 – Intent to Adopt a Mitigated Negative Declaration – Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: Northerly of Pauba Road, southeasterly of Avenida Verde, and westerly of De Portola Road – 20.86 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 180019 proposes a Class V Winery “Project” in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and five (5) electrical vehicle parking spaces; winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Director’s Hearing 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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 17, 2018,

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

APN (s) or case numbers PPT180019 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

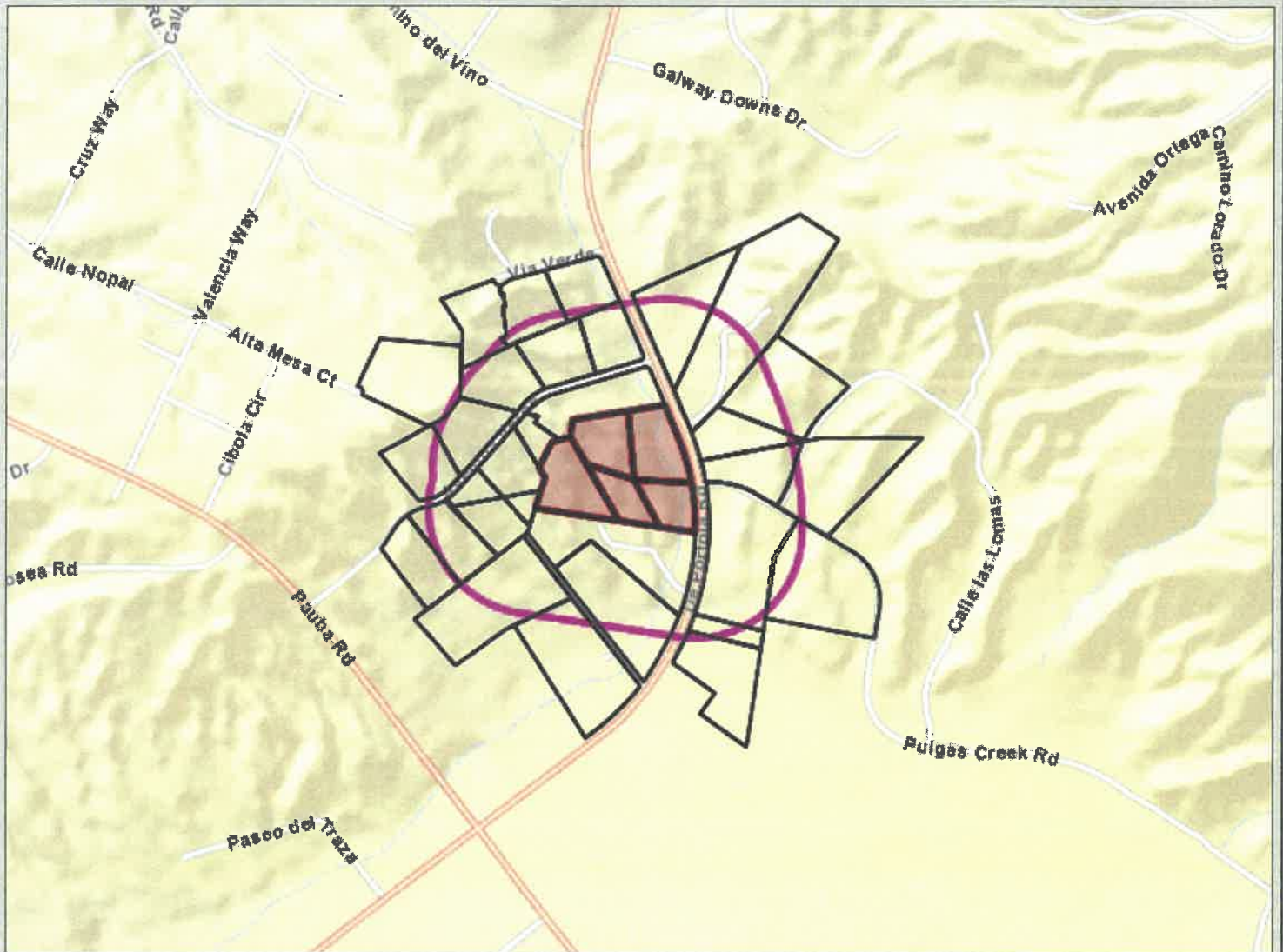
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


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

Riverside County GIS Mailing Labels

PPT180019 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON...9/17/2018 2:10:57 PM

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927150008
DOUGLAS C WALL
YVONNE K WALL
78450 AVE 41
BERMUDA DUNES CA 92203

927150012
TSM PROP
531 W HOLT BLVD
ONTARIO CA 91762

927150014
STARTEX
C/O C/O STEVEN SMITH
16092 JENNER ST
WESTMINSTER CA 92683

927150036
STEVEN L SMITH
JUDY E SMITH
16092 JENNER ST
WESTMINSTER CA 92683

927280010
FOXTAIL RANCH
C/O C/O JAMES ARTHUR SORCE
37100 OAK MOUNTAIN RD
TEMECULA CA 92592

927280019
BRIAN J BRADY
CAROL LEE BRADY
37850 DE PORTOLA RD
TEMECULA CA. 92592

927280036
KENNETH FALIK
CHRISTINA L FALIK
37750 DE PORTOLA RD
TEMECULA CA. 92592

927280037
ADOBE LAND CO
525 PLAZA DEL CID
CHULA VISTA CA 91910

927280039
ADOBE LAND CO
525 PLAZA DEL SID
CHULA VISTA CA 91910

927280040
ADOBE LAND CO
525 PLAZA DEL SID
CHULA VISTA CA 91910

927540036
STEVEN S WALL
FRANNE M FICARA
36290 PALMADOR LN
TEMECULA CA. 92592

927630021
VVUS
C/O SOLEBY STREET E1 4PN
0
CA. 0

927630022
DE PORTOLA WINERY
1015 FREMONT AVE NO 2
SOUTH PASADENA CA 91030

927640003
RENZONI VINEYARDS INC
37350 DE PORTOLA RD
TEMECULA CA. 92592

927640004
FAZELI VINEYARDS
37320 DEPORTOLA RD
TEMECULA CA 92592

927640008
DPW I
C/O NO 311
28465 OLD TOWN FRONT ST
TEMECULA CA 92590

927640009
DPW I
C/O NO 311
28465 OLD TOWN FRONT ST
TEMECULA CA 92590

927640011
DPW I
C/O NO 311
28465 OLD TOWN FRONT ST
TEMECULA CA 92590

927640012
DPW I
C/O NO 311
28465 OLD TOWN FRONT ST
TEMECULA CA 92590

927640015
DPW I
C/O NO 311
28465 OLD TOWN FRONT ST
TEMECULA CA 92590

927650011
BACHA BHAVAN
43950 MARGARITA RD NO J
TEMECULA CA 92592

927650015
THOMAS J MACE
KRISTINA E MACE
36745 AVENIDA VERDE
TEMECULA CA 92562

927650018
KEITH P ASKEV
36730 AVENIDA VERDE
TEMECULA CA. 92592

927650021
MACE FAMILY REVOCABLE TRUST 2006
C/O C/O THOMAS J MACE
36745 AVENIDA VERDE
TEMECULA CA. 92592

927650023
JUDY Z ROBERTS
36735 AVENIDA VERDE
TEMECULA CA. 92592

927650024
PEYTON CROW
C/O C/O ADAM CROW
44045 MARGARITA RD STE
205 TEMECULA CA 92592

927650025
JUDY Z ROBERTS
36735 AVENIDA VERDE
TEMECULA CA. 92592

927650026
PEYTON CROW
C/O C/O ADAM CROW
44045 MARGARITA RD STE
205 TEMECULA CA 92592

927650029
RONALD L PERROT
KIMBERLEY D PERROT
36651 AVENIDA VERDE
TEMECULA CA. 92592

927650030
PEYTON CROW
42909 JOSHUA TREE CT
MURRIETA CA. 92562

927650035
JEAN LUC ANNET
JULIE ANNET
41690 CORPORATE CENTER
MURRIETA CA 92562

927660005
TIANA HALLETT
37975 DE PORTOLA RD
TEMECULA CA. 92592

927660026
BIZHAN FAZELI
WENDY FAZELI
36800 AVENIDA VERDE
TEMECULA CA. 92592

927660027
RIMBA WEST
9 KINGS CT
VALLEY COTTAGE NY 10989

927660029
MARIO ZEPPIERI
RITA ZEPPIERI
P O BOX 2046
FALLBROOK CA 92088

927660037
KIRK KIRKPATRICK
KIM KIRKPATRICK
MICHAEL KIRKPATRICK

36533 VIA VERDE
TEMECULA CA. 92592

927660038
ALI R SAKHAPOUR
BLANCA E SAKHAPOUR
33381 MORNING VIEW DR
TEMECULA CA 92592

927660039
JEAN LUC ANNET
JULIE ANNET
41690 CORPORATE CENTER
MURRIETA CA 92562

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, CA 92591
Attn: Matthew Fagan

RTN Development
28465 Old Town Front Street, Suite 311
Temecula, CA 92590
Attn: Rick & Ted Neugebauer

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Temecula Valley Winegrowers Association
P.O. Box 1601
29377 Rancho California Road Suite #203
Temecula, CA 92593

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

RCHA (Rancho California Horseman Association)
P.O. Box 1622
Temecula CA 92593

The GlenOak Hills HOA
Avalon Management Group, John Ellett
43529 Ridge Park Drive
Temecula, CA 92590

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
Attn: Jeff Kirshberg, Ph.D., P.E.

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
Attn: Joe Mouawad, Asst. General Mgr.

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

PPT180019 / NE1800002 / CEQ180061
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

RTN Development-Rick Neugebauer
Project Applicant

28465 Old Town Front Street, Suite 311, Temecula, CA 92590
Address

The project is located north of Pauba Road, southeast of Avenida Verde, and west of De Portola Road. The project address is 37440 De Portola Road.
Project Location

Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and 5 electrical vehicle spaces; plus winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on December 19, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$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 NOT 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

Project Planner Title

December 19, 2018
Date

Date Received for Filing and Posting at OPR: _____

**INVOICE (INV-00049684)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Rick Neugebauer
RTN Development
28465 Old Town Front St, Ste 311
Temecula, Ca 92590

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00049684	06/21/2018	06/21/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180052	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Temecula, CA 92592	SUB TOTAL	\$50.00

TOTAL \$50.00

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

Credit Card Payments By Phone:
760-863-7735

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 H
Palm Desert, CA 92211

**INVOICE (INV-00058348)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Rick Neugebauer
RTN Development
28465 Old Town Front St, Ste 311
Temecula, Ca 92590

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00058348	10/03/2018	10/03/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180052	0451 - CF&W Trust ND/MND	\$2,280.75
0 Unassigned Temecula, CA 92592		SUB TOTAL
		\$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:
760-863-7735

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77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s): CUP No. 02886R2, CZ07994

Select Environ. Type CEQA Exempt –15303, 15301,15061(b)3

Area Plan: Riverside Extended Mountain

Zoning Area/District: Garner Valley District

Supervisory District: Third District

Project Planner: Brett Dawson

Project APN(s): 568-150-014

Applicant(s): Pathfinder Ranch Inc

Representative(s): MSA Consulting



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 2886 REVISION NO. 2: Revision No. 2 to CUP No. 2886 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager’s office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated **CHANGE OF ZONE NO. 7994** will change the project site’s zoning classification from Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site’s General Plan Land Use designation.

The above is hereinafter “the project.”

The site is located at 35510 Pathfinder Road, Mountain Center CA 92561, easterly of Pathfinder Road, northerly of Devils Ladder Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303, 15301 and 15061(b)(3)based on the findings and conclusions in the staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 2886 Revision No. 2**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7994, amending the project site's Zoning Classification from Residential Agriculture, twenty acre minimum (R-A-20) to Natural Assets (N-A) Zone as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space Recreation (OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:C)
East:	Open Space: Conservation Habitat and Open Space Rural (OS:RUR)
South:	Open Space: Conservation (OS:C)
West:	Open Space: Rural (OS:RUR)
Existing Zoning Classification:	Residential Agricultural, 20-Acre Minimum (R-A-20)
Proposed Zoning Classification:	Natural Assets (NA)
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A-20) and Natural Assets (N-A-160)
East:	Residential Agricultural (R-A-20) and Natural Assets (N-A-160)
South:	Open Area Combining Zone-Residential Developments (R-5)
West:	Residential Agriculture (R-A-20)
Existing Use:	Summer Camp/Retreat
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant and Single Family Homes

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	29.05	R-A: min 20 acre min. N-A: 20 acre min
Existing Building Area (SQFT):	Approx. 39,500 total	N/A
Proposed Building Area (SQFT):	Additional 2,499	N/A
Building Height (FT):	24' Maintenance Barn (previously approved)	R-A: 50' max N-A: 20' max

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Parks and recreational uses	41,999	1/8,000 sq ft of recreation area, 1 space/acre of passive recreational area	29	82
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152 and 153
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

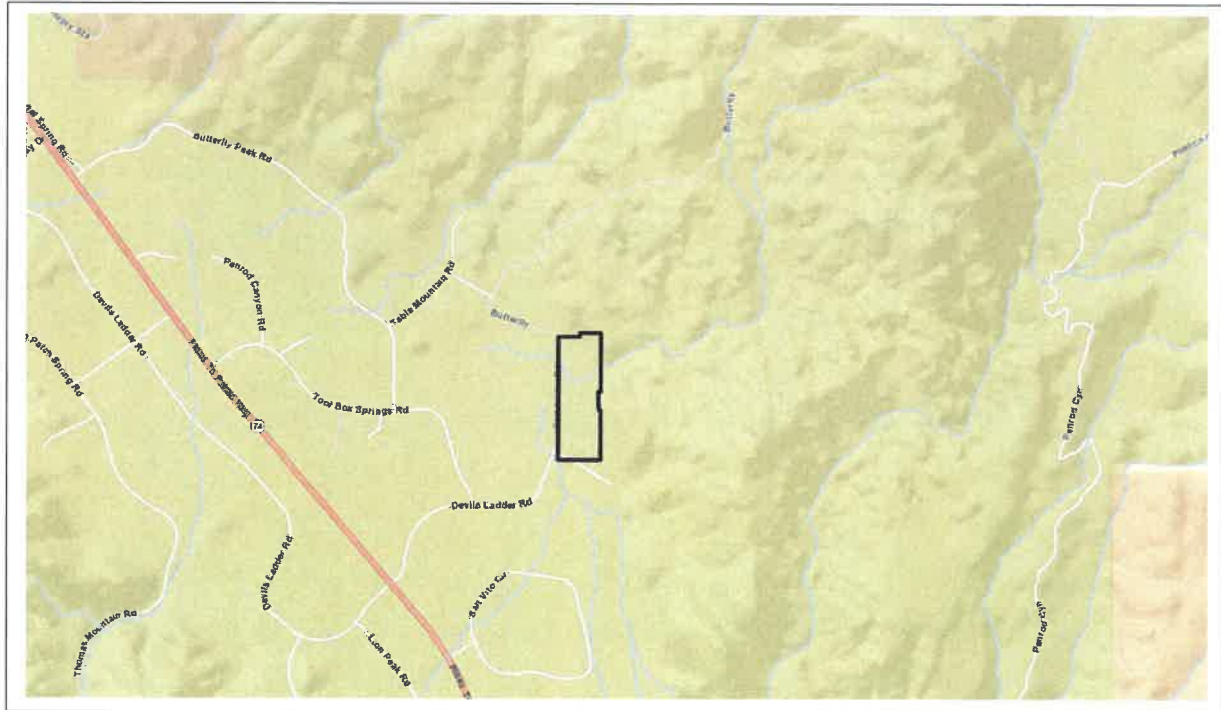


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The camp has been in operation on the project site since 1967. CUP No. 1636-C was the first Conditional Use Permit approved to operate an educational recreational camp in association with the Boys Club of America. On March 4, 1987 CUP No. 1636-C expired.

CUP No. 02886 proposed to permit the camp use again and was approved by the Planning Commission on July 8, 1987. It was appealed and the appeal was denied and the CUP approved by the Board of Supervisors on September 15, 1987 with an expiration date of 1997..

CUP02886R1 was applied for to extend the life of the Conditional Use Permit and to approve a new master plan including adding building square footage, replacement of three buildings, construction of two new buildings, twelve space tent camping area, picnic area, Native American studies site, and pond. The Planning Commission approved CUP No. 02886R1 on July 12, 2000. On August 26, 2000 the Board of Supervisors took action to Receive and File the Planning Commission approval of CUP No. 02886R1. CUP02886R1 set an expiration date of September 15, 2017.

On May 6, 2013 the Planning Department approved CUP02886S9, which approved the replacement of Residence Building #5.

CUP02886R2 was applied for June 22, 2017 prior to the expiration pursuant to CUP02886R1.

Currently, the facility primarily operates as a summer camp for boys and girls clubs, and outdoor education for schools. It is also used as a retreat and used for conferences, church groups, and foster groups. This typically involves 60-180 people.

The 150 square foot expansion to the existing dining hall building will consist of a food service manager's office expansion. The new 2,349 square foot building will become a visitor center and new administration building. The proposed additions will total 2,499 square feet.

The project site is zoned Residential Agriculture (R-A-20) and has a General Plan land use designation of Open Space Recreational (OS-R). A Change of Zone is being requested from R-A-20 to Natural Assets since the proposed N-A zone is more consistent with the General Plan Land Use designation of Open Space: Recreation now applied to the site in 2003 and since the Natural Assets (N-A) zone more clearly allows for the use permitted by the Conditional Use Permit. This proposed Change of Zone to Natural Assets (N-A) is proposed in conjunction with the CUP Revision to allow for the continued operation of Pathfinder Ranch.

Staff has received some calls of concerns from the neighbors. One concern expressed by the neighbors is the ranch using water in the aquifer. Staff has confirmed with the Department of Environmental Health that only the pond is sourcing water from the aquifer. The water they are using for the remainder of the facility is being piped in from Lake Hemet water district. A second concern of the neighbors is in the past the ranch used to permit equestrians in the adjacent residential neighborhood to cross the ranch property to access mountain trails. The management of the ranch has blocked off the access due to concerns of the safety of the children they are responsible for that are staying at the camp. As a shortcut to other properties, there have been package delivery trucks and vehicles driving through the roads on the property,. The management is concerned that these open trails and roads to the public across their property compromises the camp's ability to adequately secure the site and provide better safety to children that attend the camp. Pathfinder Ranch management has indicated to staff that they tried to work out an alternate trail that the neighbors could take, that rounds the outside perimeter of the ranch property, however according to the camp managers, the residents were not interested in this alternative.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301, 15303 and 15061(b)(3) of the State CEQA Guidelines.

Section 15301 exempts uses consisting of the operation, permitting, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposal is to extend the life of the current Conditional Use Permit and approve a new site plan which includes expanding one existing building 150 square feet and construct one additional 2,349 square foot structure. This would qualify for this exemption, as it is the operation, permitting and minor alteration of existing private structures.

Section 15303 exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to: c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in

floor area. The proposal is to extend the life of the current Conditional Use Permit and approve a new site plan which includes expanding one existing building 150 square feet and construct one 2,349 square foot structure. The total 2,499 square feet remains under the 2500 square foot limit, and qualifies for a categorical exemption.

Section 15061 (b)(3) Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency can determine a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is to extend the life of the current Conditional Use Permit and approve a new site plan which includes expanding one existing building 150 square feet and construct one 2,349 square foot structure. The total 2,499 square feet remains under the 2500 square foot limit, and qualifies for a categorical exemption. The small amount of development with the addition and the new building's size, it can be met with certainty that there is no possibility there will be a significant effect on the environment.

The environmental impacts for the approved existing facility under CUP02886 were addressed under EA31095, and CUP02886R1 was assessed under EA37202 and a Mitigated Negative Declaration was adopted.

FINDINGS AND CONCLUSIONS

In order for the County to approve the 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 Open Space: Recreation (OS:R). The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

Land Use Policy 25.2 states, "Provide for a balanced distribution of recreational amenities."

Land Use Policy 23.2 states, "Require that structures be designed to maintain the environmental character in which they are located."

The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent with the Open Space Recreation (OS:R) designation.

The site is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 2.1 and 6.1 specifically call out uses related to the summer camp/retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP 6.1 states, "Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities."

2. The project site has a Zoning Classification of Residential Agricultural (R-A-20). The Project proposes to change the zoning classification to Natural Assets (NA). The proposed use is permitted within the Natural Assets (N-A) zoning classification. The Natural Assets (N-A) zone permits Resort Hotels, camps, riding academies and stables, fishing lakes, and guest ranches with approval of a conditional use permit.

Entitlement Findings:

3. 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. As identified in the Land Use Findings, the project site has a General Plan Land Use Designation of Open Space: Recreation (OS:R). The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.
4. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and the Mitigated Negative Declaration prepared for the project through CUP02886 and CUP02886R1 the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
5. 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 as the Conditional Use Permit would maintain the recreational use of the existing camp/ranch within the area, which as noted previously is consistent with the General Plan and is generally compatible with the surrounding larger lot residential land uses, thus creating a compatible land use pattern that assists in protecting public health, safety and welfare which is the foundational purpose of a General Plan.
6. 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. The County of Riverside department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project.
7. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of an addition to an existing building and a new building on one parcel. The buildings all contribute to one use which has been in operation since the 1960's, due to the nature of the buildings and the ranch, there is no practical reason to subdivide the property.

Development Standards Findings:

8. The Natural Assets Zone classification has the following development standards:

- a. The property exceeds the minimum lot size standard of 20 acres and a minimum gross width of 400 feet. The property has an approximate size of 29.5 acres and a width of 650 feet.
- b. The property exceeds the minimum yard depth of 100 feet, and sides of 50 feet, and rear of 50 feet. The property has an approximate depth of 1,950 feet.
- c. The proposed visitor center has been conditioned not to exceed 20 feet in height. All other buildings are existing. There is an existing maintenance barn that is 24 feet high. This barn was approved with a previous entitlement and therefore would be a legal non-conforming building structure pursuant to Ordinance No. 348. No other project buildings will exceed 20 feet in height.
- d. The parking complies with Section 18.12 of Ordinance No 348. Due to the unique use, it is difficult to determine what is passive and what is active recreation area, and what is not. If the entire camp is determined to be passive, 29 spaces would be required. If it were determined to be active 160 spaces would be required. The project provides 82 parking spaces, with 3 handicap accessible spaces. The parking is divided into three distinct areas; an employee parking, camper, and overflow parking. On average 25-30 spaces are used during the week, and 35-40 on the weekends. In some instances most of the campers arrive by bus, whereby there would be a minimal amount of cars during typical camp operation. There are no parking guidelines for summer camp/recreational camp uses within Section 18.12 of Ordinance No. 348. There is a designation for "parks and recreational uses" which requires one space per 8,000 sq ft of recreation area, and one space per acre of passive recreational area. Staff has conditioned that the project is required to comply with the electrical vehicle parking and charging station requirements of Ordinance No. 348.

The ordinance states that for parking requirements for a use that are not specifically stated, the parking requirement for such use shall be determined by the Planning Director based on the requirement for the most comparable listed use in this article.

Other Findings:

1. The project description was sent to the area tribes for AB52 review and possible consultation. Consultation was requested by Morongo and Cahuilla, Consultation was held with Morongo on October 20, 2017. No Tribal Cultural resources were identified. Consultation was held with Cahuilla on October 2, 2017. No tribal Cultural resources were identified. The Archaeologist notified the tribes of the change to exempt from CEQA, therefore exempt from AB 52 consultation requirements. No further comments have been received and no tribal cultural resources were identified.
2. The project site is located within Zone B of 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 the Natural Assets Zone.
3. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. COA (15 Gen Fire 1)
 - b. Plans are conditioned (060- Fire-1) to be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water systems for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Highway 74. Adequate accessibility to the Project site will be available for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, 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 date of this report, Planning Staff has received written communication and phone calls from neighbors indicating concern or opposition to the proposed project.

This project was presented before the Garner Valley Property Owner's Association (GOVPA) on July 16, 2018.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP02886R2
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 09/14/2018
Vicinity Map



Zoning Dist: Garner Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, 1000 University Ave., Riverside, CA 92507, or call the Main Desk at (709)65-8877 (Eastern County) or (951)65-1000 (Western County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02886R2

EXISTING GENERAL PLAN

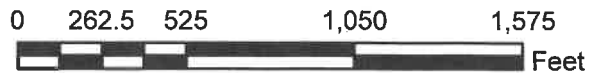
Supervisor: Washington
District 3

Date Drawn: 09/14/2018
Exhibit 5



Zoning Dist: Garned Valley

Author: Vinnie Nguyen



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

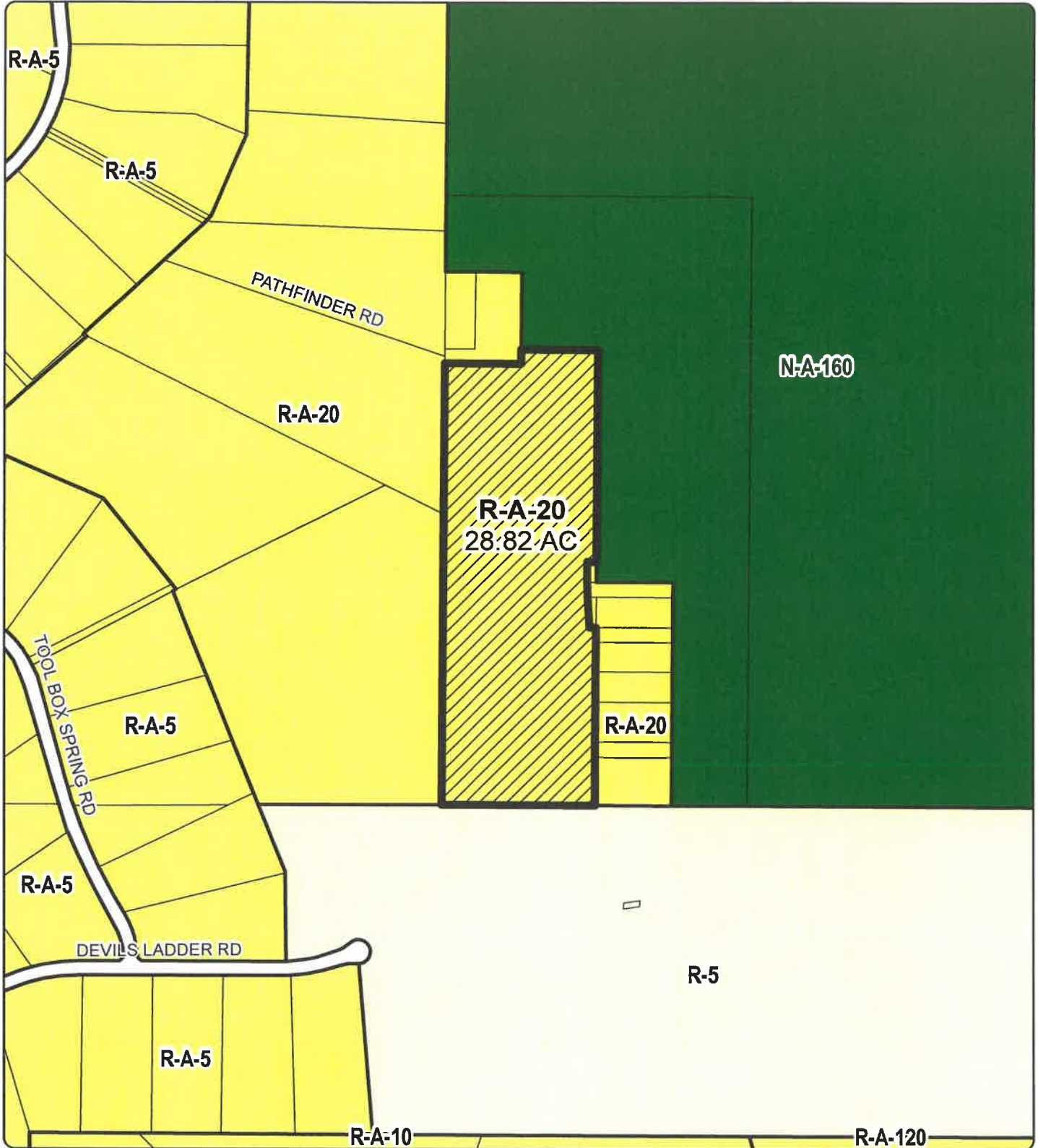
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02886R2

EXISTING ZONING

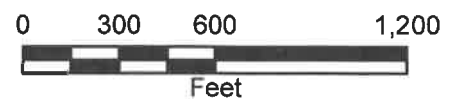
Supervisor: Washington
District 3

Date Drawn: 09/14/2018
Exhibit 2



Zoning Dist: Garned Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02886R2

LAND USE

Supervisor: Washington
District 3

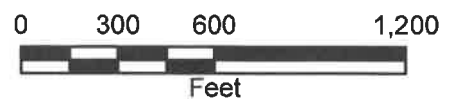
Date Drawn: 09/14/2018
Exhibit 1



Zoning Dist: Garned Valley

Author: Vinnie Nguyen

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





**Pathfinder Ranch
 Project Description
 January 30, 2018**

ENTITLEMENTS:

- *Change of Zone*
- *Revised Conditional Use Permit (CUP)*

PROJECT DATA:

Address: 35510 Pathfinder Road, Mountain Center, CA 92561
APN: 568-150-014
Acreage: 29.05 acres

Existing General Plan Designation: *Open Space Recreational (OS-R)*
Proposed General Plan Designation: *No Change*
Existing Zoning: *Residential Agriculture (R-A-20)*
Proposed Zoning: *N-A (Natural Assets)*

SUMMARY:

The project site is zoned *Residential Agriculture (R-A-20)* and has a General Plan land use designation of *Open Space Recreational (OS-R)*. A Change of Zone is being requested from *R-A-20* to *N-A (Natural Assets)* in conjunction with a CUP amendment to allow for the continued operation of Pathfinder Ranch (CUP set to expire in September 2017). Pathfinder Ranch currently operates as a legal non-conforming use. Despite this, the governing land use document (County General Plan) designates the property as *Open Space Recreation (OS-R)*, which encourages recreational use of the site similar in nature to Pathfinder Ranch (sports court, archery range, riding arena, etc.). The proposed zone change is intended to bring the project into conformance with the zoning ordinance. In addition, the construction of a "visitor center" and "kitchen office" expansion are also proposed as shown below and on the Proposed Site Plan Exhibit (attached). The proposed additions total less than 2,500 square feet.

PROPOSED IMPROVEMENT INDEX:		SF
A	FOOD SERVICE MANAGER'S OFFICE (EXPANSION)	150 SF
B	NEW ADMINISTRATION BUILDING OR VISITOR CENTER	2,349 SF
PROPOSED TOTAL IMPROVEMENT AREA		2,499 SF



PHOTOGRAPH NO. 1



PHOTOGRAPH NO. 2



PHOTOGRAPH NO. 3



PHOTOGRAPH NO. 4



PHOTOGRAPH NO. 5



PHOTOGRAPH NO. 6



PHOTOGRAPH NO. 7



PHOTOGRAPH NO. 8



PHOTOGRAPH NO. 9



PHOTOGRAPH NO. 10



PHOTOGRAPH NO. 11

IN THE TOWN OF MOUNTAIN CENTER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONDITIONAL USE PERMIT
EXISTING SITE PHOTOGRAPHS

EXHIBIT DATE: JUNE 19, 2017

DATA TABLE

APPLICANT / LAND OWNER:	PADFINDER RANCH INC.		
ADDRESS:	35510 PADFINDER RANCH ROAD #104 MOUNTAIN CENTER, CALIFORNIA 92561		
CONTACT:	CHRIS FEE	TELEPHONE:	(951) 699-2455
EXHIBIT PREPARED BY:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MESA, CALIFORNIA 92270		
CONTACT:	PAUL DEPALAZI, AICP	TELEPHONE:	(760) 330-9811
ASSESSOR'S PARCEL NUMBER:	568-150-014		
LEGAL DESCRIPTION:	A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		

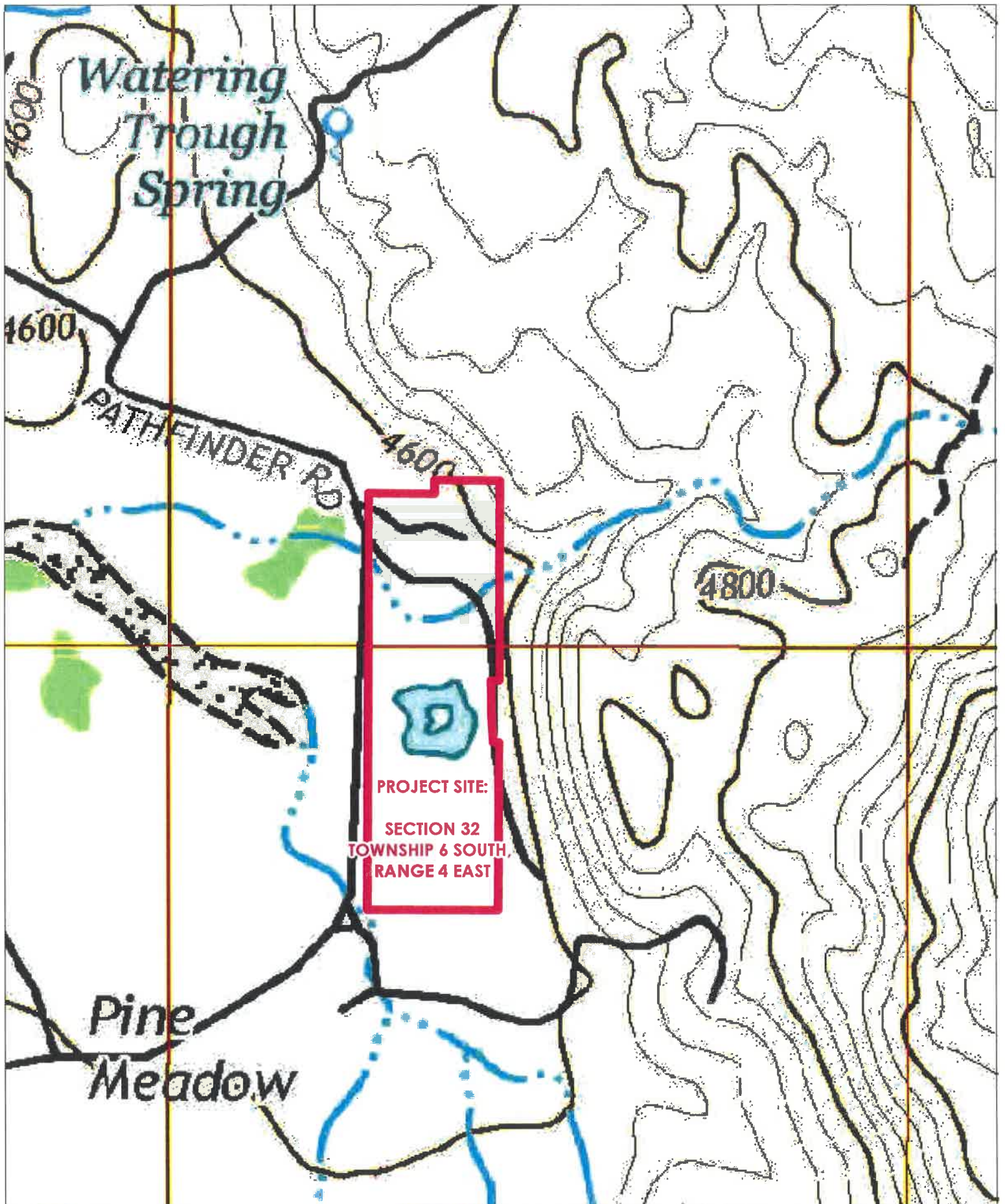


Legend:
 Photograph ID, location & Direction Symbol

CASE: CU02006R2
 EXHIBIT: Ex-16 Site Photo
 DATE: 7/20/2017
 PLANNER: BDevaon
 Page #: 1

- COMMENT LEGEND**
- REVIEW - SUBMITTING AGENCY COMMENTS
 - PURPLE - PLANNING DEPARTMENT
 - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT
 - LIGHT ORANGE - TRANSPORTATION DEPARTMENT
 - BLUE - GRAND CENTRAL DISTRICT
 - LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT
 - RED - FIRE DEPARTMENT
 - YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT
 - LIGHT BLUE - BUILDING & SAFETY PLAN CHECK
 - ORANGE - WASTE MANAGEMENT DEPARTMENT
 - PINK - ARCHITECTURE
 - GRAY - GEOLOGY

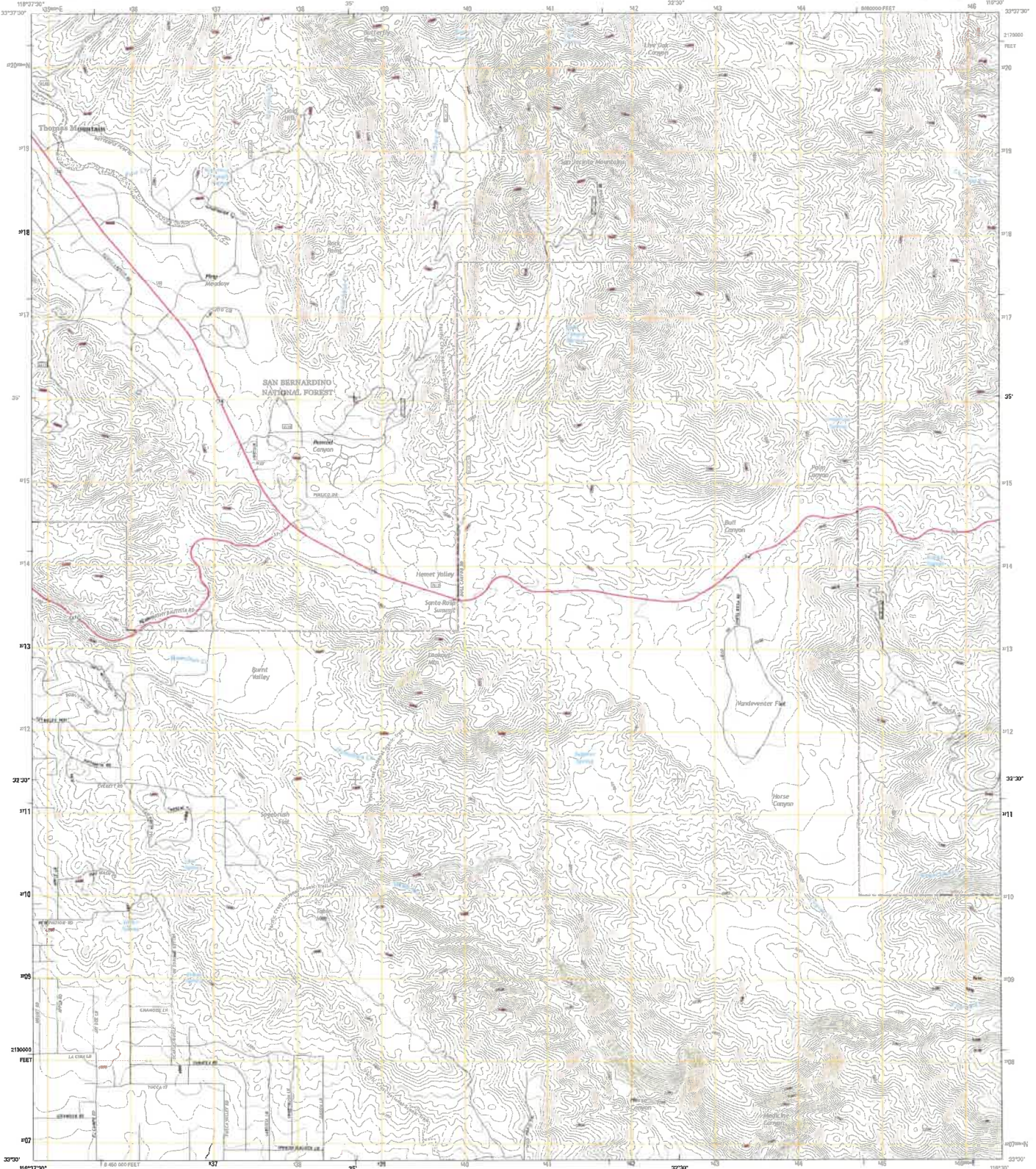
MSA CONSULTING, INC.
 PLANNING & CIVIL ENGINEERING & LAND DEVELOPMENT
 34200 BOB HOPE DRIVE • RANCHO MESA • CA 92270
 TELEPHONE (760) 320-9811 • FAX (760) 323-7893



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COMMENT LEGEND	
	Section 32
	Township 6 South
	Range 4 East
	Watering Trough Spring
	Pine Meadow
	Pathfinder Rd
	Contour Lines
	Roads
	Water Features
	Wetlands
	Other Features

Pathfinder Ranch
U.S. GEOLOGICAL SURVEY QUADRANGLE MAP
 BUTTERFLY PEAK, CALIFORNIA QUADRANGLE, 2015
 SOURCE: USGS 7.5 MINUTE MAP

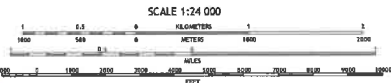


Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84) Projection and
 1983-meter grid (National Transverse Mercator, Zone 11S,
 UTM 50 North, UTM Reference Coordinate System of 1983 Datum)

This map is not a legal document. Boundaries may be generalizations for this map only. Private land with government reservations may not be shown. Obtain permission before entering private lands.

Authority: NAD83, May 1983
 Road: NAD83, 01/10/11, 10/14
 Road within US Forest Service Land: FTSP Data
 with United Forest Service acquisition, 10/11
 Name: National Hydrography Dataset, 10/11
 Contour: National Elevation Dataset, 10/11
 Boundary: National Elevation Dataset, 10/11
 Public Land Survey System: NAD83, 10/11

U.S. National Grid
 UTM 50 North, UTM Reference Coordinate System of 1983 Datum



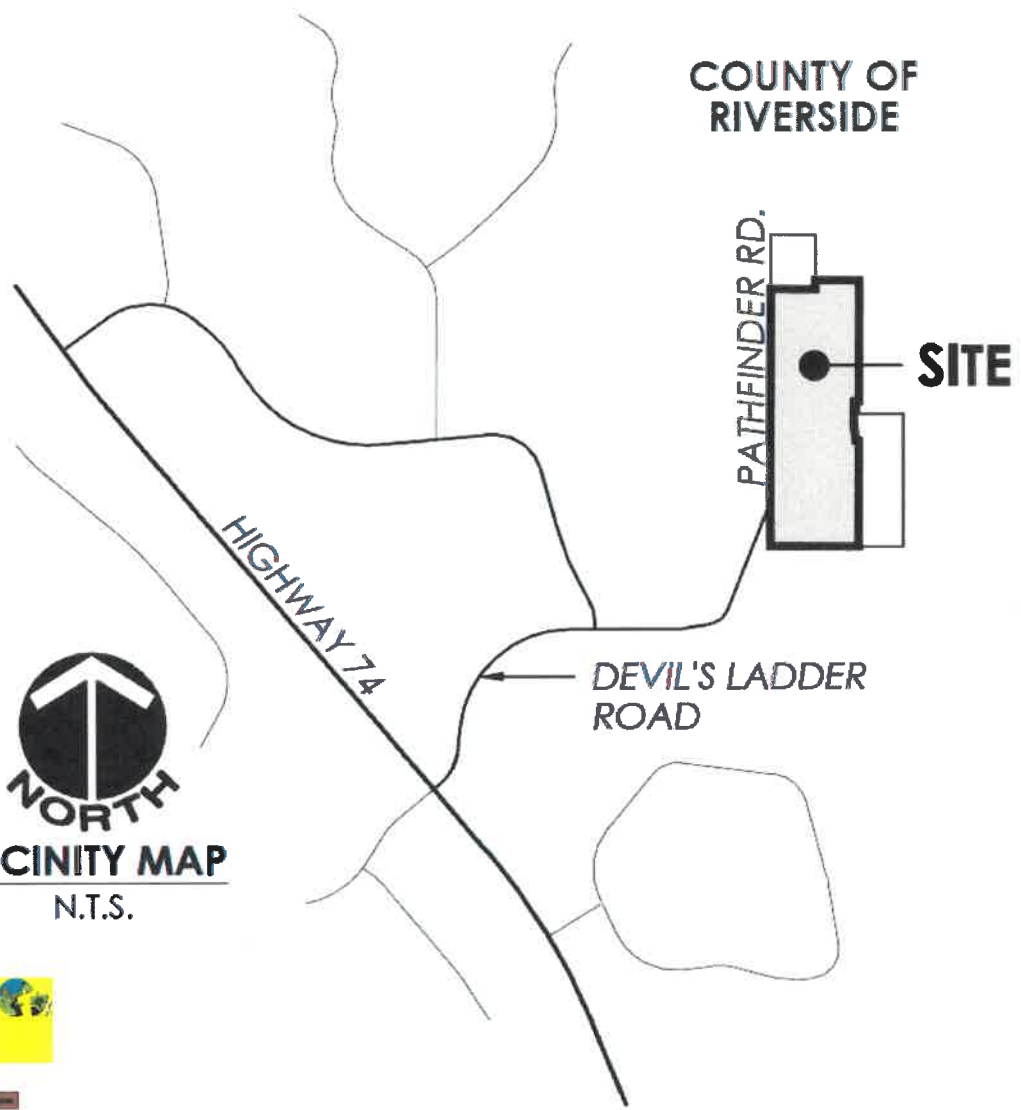
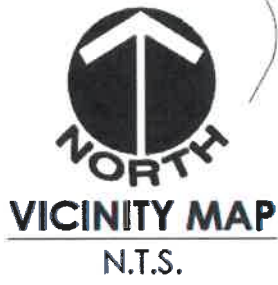
ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Highway
- Interstate Route
- PS Primary Route
- Local Connector
- Local Road
- 4WD
- US Route
- PS Passenger Route
- State Route
- PS High Route
- Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

1	2	3	1 100-foot
4	5	6	2 Palm View Peak
7	8	9	3 Bardsley Mtn
			4 Fire
			5 Two Peak
			6 Henry Mountain
			7 Butte Mountain
			8 Golden Valley

1 2 3 4 5 6 7 8 9
 10 11 12 13 14 15 16 17 18
 19 20 21 22 23 24 25 26 27
 28 29 30 31 32 33 34 35 36
 37 38 39 40 41 42 43 44 45
 46 47 48 49 50 51 52 53 54
 55 56 57 58 59 60 61 62 63
 64 65 66 67 68 69 70 71 72
 73 74 75 76 77 78 79 80 81
 82 83 84 85 86 87 88 89 90
 91 92 93 94 95 96 97 98 99
 100



CASE: CU0286R2
EXHIBIT: Vicinity Map
DATE: 7/20/2017
PLANNER: B.Dawson
Page #: 1

COMMENT LEGEND

PLANNING & TRANSPORTATION DEPARTMENT
PURPLE - PLANNING DEPARTMENT
GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT
LIGHT ORANGE - TRANSPORTATION DEPARTMENT
BLUE - PUBLIC UTILITIES DEPARTMENT
LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT
RED - FIRE DEPARTMENT
YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT
LIGHT BLUE - BUILDING & SAFETY PLAN CHECK
ORANGE - WASTE MANAGEMENT DEPARTMENT
PINK - ARCHITECTURE
GRAY - BIDDING



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Vicinity Map
Pathfinder Ranch



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



*Juan C. Perez
Agency Director*

12/10/18, 4:24 pm

CUP02886R2

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP02886R2. 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

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP02886R2) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 2886 REVISION NO. 2 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager's office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated Change of Zone No. 7994 will change the project site's zoning classification from Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site's General Plan Land Use designation

Advisory Notification. 3 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 perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 3/20/2018 CZ 7994

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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 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) {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. 460 (Division of Land) {for TTMs and TPMS} • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS} • Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 625 (Right to Farm) {Geographically based} • Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries} • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) {Geographically based} • Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS} • Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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)

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Lighting Hooded/Directed (cont.)

Advisory Notification. 7 AND - 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.

Advisory Notification. 8 AND - No Onsite Signs

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.

Advisory Notification. 9 AND -No Off Road Uses Allowed

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

Advisory Notification. 10 AND -No Public Address Sysyem

The use of outside public address systems, including but not limited to hand held microphones, shall be prohibited except in case of emergency.

BS-Grade

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

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

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

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

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

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

BS-Grade. 4 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 5 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 5 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE (cont.)

shall be the minimum.

BS-Grade. 6 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

BS-Grade. 7 0010-BS-Grade-USE - OFFST. PAVED PKG

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

BS-Grade. 8 0010-BS-Grade-USE - SLOPE SETBACKS

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

BS-Grade. 9 0010-BS-Grade-USE-G2.3SLOPE EROS CL PLAN

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

BS-Grade. 10 0010-BS-Grade-USE-G4.3PAVING INSPECTIONS

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

BS-Plan Check

BS-Plan Check. 1 015- Requirements Part 2

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 015- Requirements Part 2 (cont.)

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit. William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440 wpeppas@rivco.org

BS-Plan Check. 2 15- Requirements part 1

EXISTING STRUCTURES: Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below. CWP: Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP). The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case. NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk. **ACCESSIBLE PATH OF TRAVEL:** Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include: 1.Accessible path construction type (Asphalt or concrete). 2.Accessible path width. 3.Accessible path directional slope % and cross slope %. 4.All accessible ramp and curb cut-out locations and details where applicable. The Accessible path of travel shall: 1.Connect to all building(s).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 2

15- Requirements part 1 (cont.)

2.Connect to all accessible parking loading/unloading areas. 3.Connect to accessible sanitary facilities. 4.Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review. **ACCESSIBLE PARKING:** Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

E Health

E Health. 1

0010-E Health-USE - RE-REVIEW POSSIBLE

If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Division reserves the right to regulate the business in accordance with applicable County Ordinances.

E Health. 2

0010-E Health-USE - SYSTEM MALFUNCTIONS

The DEH has received and reviewed a letter dated 3-23-00 from David Keigan, Executive Camp Director, should the Pathfinder Ranch Camp and Conference Center (RANCH) septic system malfunction, as to create a health hazard, the RANCH shall close down operations until malfunction can be remedied and cleaned up.

Fire

Fire. 1

0010-Fire-USE-#005-ROOFING MATERIAL

All buildings shall be constructed with class B roofing material as per the California Building Code.

Fire. 2

0010-Fire-USE-#009-CAMPFIRE RINGS

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITHIN 90 DAYS OF THE PROJECT APPROVAL DATE: Campfires will only be allowed in stoves and fire rings which must be in a location approved by the Riverside County Fire Chief.

Fire. 3

0010-Fire-USE-#21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within

ADVISORY NOTIFICATION DOCUMENT**Fire**

Fire. 3 0010-Fire-USE-#21-HAZARDOUS FIRE AREA (cont.)
this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

Fire. 4 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. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 5 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department. In lieu of the pavement marker requirement, provide reflective fire hydrant signs mounted at or above five feet in height. Design to be approved by the Riverside County Fire Dept.

Fire. 6 0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic or manual operated, minimum 20 feet in width. 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. (current plan check deposit base fee is \$126.00)

Fire. 7 Gen - Fire 1

The land division shall be designed so that each lot, and the subdivision as a whole is in compliance with sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of the pad site, requiring that the pad site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10 foot clearance of all chimneys and stove top exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles or other vegetation.

Flood

Flood. 1 FLOOD HAZARD REPORT

Conditional Use Permit (CUP) 2886 Revision 2 is a proposal to extend the life of the permit, construct a new administration building, and expand an existing building. The 29-acre site is located on the east side of Pathfinder Road between the easterly terminus of Table Mountain Road and Devils Ladder Road in the Pine Meadow area.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

The northern part of the site receives offsite flows from a watercourse with a tributary drainage area of 775-acres from the east. This watercourse traverses the site between existing buildings and the on-site lake and exists near the main entrance. It should be noted that access to the project site could become impaired by flooding during storm events. The proposed improvements are located outside of the natural watercourse. Except for nuisance nature local runoff, these structures are considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. While the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org> shows that the southwestern corner of the project site is within a Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources, we believe the map is incorrect and the District will revise the map accordingly. Significant redevelopment projects that create or replace 5,000 square feet or more of impervious surface require the preparation, approval and implementation of a Project-Specific Water Quality Management Plan (WQMP). The final WQMP must be approved prior to the issuance of building or grading permits. According to the amended site plan exhibit dated December 5, 2017, the total proposed impervious surface area is 2,499 square feet and therefore does not require a Project-Specific WQMP.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

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

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

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 Planning - Exterior Noise Levels (cont.)

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. 18 Planning- Ceased Operations

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

Planning. 19 Planning- Landscape Species

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However the quantity and extent of those species shall depend on the project's climate zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

Planning-All

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

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 2886, Revised No. 1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 2 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for extending the life of the current conditional use permit and approve a new master plan which includes adding square footage to 8 buildings, the removal/demolition and replacement of 3 buildings construction of 2 new buildings, develop a 12 space tent camping area, picnic area, & native american site area, and create a fresh-water pond.

Planning-CUL

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND (cont.)

Planning-CUL. 1 IF HUMAN REMAINS FOUND

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-CUL. 2 UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST

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 unless said fees are deferred to building permit.

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.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

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.

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.

Waste Resources. 4 0010-Waste Resources-USE*- 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE*- AB 341 (cont.)
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

Plan: CUP02886R2

Parcel: 568150014

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.

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.14OFFSITE GDG ONUS 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.

060 - BS-Grade. 5 0060-BS-Grade-USE-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit 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.

Planning

060 - Planning. 1 80 - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following: a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions. b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way. c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety. d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN 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.

Plan: CUP02886R2

Parcel: 568150014

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Food Plans Not Satisfied

A total of three 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 applicable California Health and Safety Code.

080 - E Health. 3 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

Fire

080 - Fire. 1 80- Fire 1 Not Satisfied

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. 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. The project is located in the Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

080 - Planning. 1 80- Electric Vehicle Not Satisfied

Prior to building permit, the project shall comply with electrical vehicle Ordinance Section 18.12.c or Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 2 80- Height Limitations Not Satisfied

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

Plan: CUP02886R2

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 80- Height Limitations (cont.) Not Satisfied
by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

080 - Planning. 3 80- Lighting Plans Not Satisfied
All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

080 - Transportation. 2 SUBMIT PLANS Not Satisfied
This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website. <http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 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 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 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 E Health Clearance Not Satisfied

Plan: CUP02886R2

Parcel: 568150014

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance (cont.) Not Satisfied
Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

The facility will require 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 substances.

090 - E Health. 3 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Fire

090 - Fire. 1 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.

Planning

090 - Planning. 1 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - POOL FENCING Not Satisfied

The swimming pool shall be properly enclosed with minimum four (4) foot high fencing and self-latching gates and as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421. The swimming pool shall provide for access by physically-handicapped persons.

090 - Planning. 4 90- Existing Structures Not Satisfied

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

090 - Planning. 5 90- Handicapped Parking Not Satisfied

A minimum of (4) accessible parking space[s] for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____. In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 90 Lighting Plan comply Not Satisfied

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

090 - Planning. 7 90- Pool Fencing Not Satisfied

The swimming pool shall be properly enclosed with minimum four (4) foot high fencing and self-latching gates and as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421. The swimming pool shall provide for access by disabled persons.

090 - Planning. 8 No Outdoor Advertising Not Satisfied

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) {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. 460 (Division of Land) {for TTMs and TPMS} • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS} • Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 555 (Surface Mining and Reclamation) {for SMPs} • Ord. No. 625 (Right to Farm) {Geographically based} • Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries} • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) {Geographically based} • Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS} • Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • Ord. No. 857 (Business Licensing) {Land Use Entitlements}

Plan: CUP02886R2

Parcel: 568150014

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 No Outdoor Advertising (cont.) Not Satisfied

• Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TTMs} • Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based} • Ord. No. 916 (Cottage Food Operations) • Ord. No. 925 (Prohibiting Marijuana Cultivating) • Ord. No. 927 (Regulating Short Term Rentals) • Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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)

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

Waste Resources

090 - Waste Resources. 1 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.

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: July 24, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Hemet Sphere of Influence
Riverside Public Utilities Water District
South Coast Air Quality Management District

CONDITIONAL USE PERMIT NO. 2886 (REVISION NO. 2) CHANGE OF ZONE NO. 7994- Applicant: Pathfinder Ranch Inc. – Engineer/Representative: MSA Consulting Inc. Paul DePalatis – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS-R) – 28.82 Acres -- Zoning Residential Agriculture (R-A-20) – Location: 35510 Pathfinder Road, Mountain Center CA 92561, easterly of Pathfinder Road, Northerly of devils Ladder Road. **REQUEST:** A Conditional Use Permit revision to extend the life of the current Conditional Use Permit and approve a new master plan which includes expanding four existing buildings, and four new structures. The expansions to existing buildings will consist of a food service manager's office expansion, cafeteria expansion, two lodge expansions, a restroom expansion, the screening of the electric pedestal, employee housing, new administration or visitor center, equestrian shade structure, a trash and recycling facility with roof, and a covered arena. A Change of Zone, to change the project's site's Zoning Classification from Residential Agriculture (R-A-20) to Natural Assets (N-A) Zone. – APN: 568-150-014. **BBID: 073-359-657 UPROJ: CUP02886R2**

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 Interim Review on August 10, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

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.

Any questions or comments regarding this project should be directed to Brett Dawson, Project Planner at (951) 955-0972 or e-mail at bdawson@rivco.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.

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
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214542

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

August 1, 2017

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Brett Dawson, Project Planner

Ladies and Gentlemen:

Re: Change of Zone 7944
Area: Pine Meadows

Change of Zone 7944 is a proposal to change the current zoning classification from Residential Agriculture (R-A-20) to Natural Assets (N-A) for the 29-acre site in the Pine Meadows area. This project is being processed concurrently with Conditional Use Permit (CUP) 2886 Revision 2, which is a proposal to extend the life of the permit with some minor improvements for the Pathfinder Ranch outdoor education and summer camp facility on the site.

The District has reviewed this case and has the following comment:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

A handwritten signature in blue ink that reads "Deborah De Chambeau".

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: CUP 2886 R2

MMM:blm



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

August 10, 2017

bdawson@rivco.org

Brett Dawson, Project Planner

Riverside County Planning Department – Mailstop #: 1070

P.O. Box 1409

Riverside, 92502-1409

Site Plan Consultation for the Conditional Use Permit No. 2886 (Revision No. 2) and Change of Zone No. 7994

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate 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 replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

the results to localized significance thresholds (LSTs)². LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance³ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the proposed project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*.

² Based on a review of aerial photographs, SCAQMD staff found that a mobile home park is located immediately north of the proposed project. As such, SCAQMD staff recommends that the Lead Agency include an assessment of potential localized air quality impacts during the construction of the proposed project.

³ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. Available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

Alternatives

In the event that the proposed project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the CEQA document shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

Permits

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project in the CEQA document. For more information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. If there are permitting questions, they can be directed to Engineering and Permitting Staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding the comments, please contact me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC170801-02

Control Number



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

March 29, 2018

bdawson@rivco.org

Brett Dawson, Project Planner
Riverside County Planning Department, Mailstop #: 1070
P.O. Box 1409
Riverside, CA 92502-1409

**Site Plan Consultation for the
Conditional Use Permit No. 2886 (Revision No. 2) Change of Zone No. 7994¹**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. **In the event that a CEQA document for the Proposed Project is required**, SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files². These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate 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 replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default->

¹ According to the Site Plan, the Proposed Project consists of expansion of one existing building and construction of one building totaling 1,265,508 square feet on 28.82 acres.

² Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

[source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf](#). In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

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Permits and SCAQMD Rules

In the event that SCAQMD permits are required for the Proposed Project, SCAQMD should be identified as a Responsible Agency for the Proposed Project in the CEQA document. Assumptions used in the CEQA document will be the basis for permit conditions and limits. For more information on permits, please visit SCAQMD's webpage at: <http://www.aqmd.gov/home/permits>. Permitting questions can be directed to SCAQMD Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding the comments, please contact me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC10329-01

Control Number

To Whom it may concern,

I am writing this letter in full support of Pathfinder Ranch CUP02886R2 and all of its staff members. I have been a resident of Garner Valley for 5 years and take pride in the fact that such a place like this exists in our community. My two sons, age 19 and 16, have been volunteering and working in different capacities at Pathfinder for many years. The work experience they have received and the responsibilities that have been put upon them over the years have helped make them well rounded caring adults. They have made lifelong friends with staff members and have been able to see firsthand the difference a few days away from everyday life can do to a child attending the camp. Such a positive experience is priceless to many of the children and adults who visit the ranch.

Much like most of the residents in Garner Valley, my wife and I feel that Pathfinder Ranch have been a great neighbor to us for many years, and do everything possible to accommodate our community. Over the past three years I have been on the Garner Valley Disaster Committee, Trail Committee, and Architectural Committee, and at no time prior to this date have there been any reason to question Pathfinder's commitment to our residents. The fact that a few select people who have their own personal reasons or agenda try and slander the ranch's reputation does not truly reflect the overwhelmingly support the majority of the residents in Garner Valley feel towards Pathfinder Ranch.

I hope this letter clearly reflects the kind of support and pride we feel towards this warm and loving establishment.

If you have any question please contact me at (951) 388 4037

Sincerely,

Mark, Alicia, Austin, Jake Matula

59320 Devils Ladder Road

Mountain Center CA 92561

Dawson, Brett

From: Mariah Hanson <clubskirtsresentsthedinah@gmail.com>
Sent: Friday, July 13, 2018 7:48 AM
To: Dawson, Brett
Subject: Expansion of Pathfinder's

Hello Mr. Dawson,

I am writing to express my concern about a permit Pathfinder's ranch in Garner Valley has applied for to expand its facilities. The ranch seems to already be operating well beyond its original plan, and the negative impact on the residents of Garner Valley is growing to unsustainable levels.

My first and probably greatest concern is the already questionable impact the current use has on the aquifer. Increasing the water usage can only have a negative impact on our water source. I do believe the Hemet Valley Water district will also weigh in on this aspect.

I live on the street that leads to Pathfinder. I moved here to live peacefully in the Mountains. The increased traffic and noise from Pathfinders impair the quiet enjoyment of all of us living near the ranch. The unsafe driving habits of Pathfinder staff who speed down the road with no care to those of us riding horses or walking alongside the street, is an accident waiting to happen. They are often told to slow down but so far, no one seems to be listening. This is a horse community and I have personally experienced on many occasions, unsafe drivers while on horseback from cars headed to Pathfinders. The Pathfinders staff and attendees hold many events on the outskirts of the ranch, adjacent to our homes and riding trails. The exercises they engage in are extremely loud, with kids screaming and yelling at what feels like the top of their lungs. The schoolyard nature of these excursions is not compatible with the promise of a quiet horse community we moved in to and is another scenario that potentially can spook a horse. Quite frankly, it's a nuisance every time it happens.

I plan to attend any public meeting regarding this to vociferously object to the granting of such permit. I would very much like to be put on the list to be informed when they take place. I would also like this objection email to be included in the file regarding this permit application.

--

Best,

*Mariah Hanson
61116 Devils Ladder Road
Mountain Center, CA 92561*

Dawson, Brett

From: Daryl Parker <longdistancerider.parker@gmail.com>
Sent: Monday, July 16, 2018 9:45 AM
To: Dawson, Brett
Subject: Re: Pathfinder Ranch

Thank you Brett. My address is: 60125 Devils Ladder Rd Mountain Center 92561.

Unlike some of the people you have to deal with I don't have an agenda. I am a problem solver and I will use the information I get to counteract the hysteria that some residents wish to create. My phone number is 951-206-8081. Texts work best for me because of poor cell service. Feel free to give me a call if there is anything I can do for you. I stay connected with all sides and know the issues. I appreciate the job you do. If your up and need a break stop by I always have hot coffee or a cold beer to share☺.

Sent from my iPhone

> On Jul 16, 2018, at 9:27 AM, Dawson, Brett <BDawson@RIVCO.ORG> wrote:

>
> Hi Daryl,
> I have added your email to the notification list. What is your mailing address?
> Thanks,
> Brett

>
> -----Original Message-----
> From: Daryl Parker [mailto:longdistancerider.parker@gmail.com]
> Sent: Thursday, July 12, 2018 7:41 PM
> To: Dawson, Brett <BDawson@RIVCO.ORG>
> Subject: Pathfinder Ranch

>
> Please include me in all public information reference the expansion of Pathfinder Ranch.

>
> Daryl Parker
> Longdistancerider.parker@gmail.com

>
> Sent from my iPhone
> Confidentiality Disclaimer

>
> This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

> If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

>
> County of Riverside California
<<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.countyofriverside.us%2F&data=02%7C01%7CBDawson%40rivco.org%7C951df10ec1124ff7f02908d5eb3b7255%7Cd7f03410e0a84159b30054980ef605d0%7C1%7C1%7C636673562913278376&data=azFQQTOIBtXbWv3ocINHT2s02gullTtx1sW9IgrFN6M%3D&reserved=0>>

**MORONGO CULTURAL
HERITAGE PROGRAM**

**12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004**



Date: 7/27/2017

Re:
ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP02886R2)

Dear,
Heather Thomson
Archaeologist
Riverside County Planning Department

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In, order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

September 16, 2018

Support Letter for Pathfinder Ranch

Dear Interested Parties,

Nearly 15 years ago, I was introduced to Pathfinder Ranch when I joined the Boys & Girls Clubs of Southern Nevada's (BGCSNV) Board of Directors. I grew up attending a Boys & Girls Club and since I had been successful in my Wall Street and casino business careers, I decided in 2010 to leave the capitalist world of business and become the President & CEO of BGCSNV. Not only did I want to give back to an organization that did so much for me, I also wanted to bring business efficiencies to the operational workings of such a large non-profit.

One of the first things I did in my role as CEO was to visit Pathfinder Ranch. Since our organization had been sending hundreds of kids to Pathfinder Ranch (dating back every year to the early 1970's), I wanted to see and experience Pathfinder Ranch first hand. I wanted to see if the costs of busing kids from Nevada to California for camp was really worth the adding transportation costs and to see if the camp was as "magical" as I had been told.

To say I became a fan of Pathfinder Ranch during that visit 8 years ago is an understatement. I watched a highly trained and extremely caring staff interact with a couple hundred kids from my organization in a profoundly positive way. The kids BGCSNV has been sending to Pathfinder Ranch for nearly half a century are not wealthy kids. In fact, roughly 70% of the kids we send to camp are at or near poverty level and the vast majority have never taken a vacation outside of Nevada, let alone attend a sleep-away camp.

There is a strong reason why BGCSNV continues the tradition of sending kids to Pathfinder. The "Pathfinder Experience" truly transforms young campers. Since I was personally involved with sending nearly 1,000 kids to Pathfinder, I have seen first hand the magical transformation of what happens to a kid, especially one with hard economic challenges, when they go to sleep-away camp. They board the bus in Vegas as a shy and at times depressed kid, and they disembark a week later with a noticeable bump in their self-esteem and newfound smiles. While it is obvious the kids enjoyed and learned from the traditional camp activities offered at Pathfinder, like horseback riding, canoeing, archery, etc., it is the life lessons they've learned from an unbelievably caring staff that has them smiling from ear-to-ear. Learning how to pick out their own clothes to dress themselves in the morning, learning to bunk in cabins with strangers, learning to cope with not having mom or dad around to tie their shoes, learning how to put themselves to bed at night, these are the important life lessons very young kids learn from the Pathfinder Staff that dramatically improve their self esteem.

Although I no longer serve as President & CEO of BGCSNV, I am a Trustee for their Foundation and continue to very strongly support Pathfinder Ranch. The fact they are able to provide a top-level sleep-away camp experience for under \$600 a week truly stuns me. I sent my kids to Camp Pali, another Southern California sleep-away camp that costs well over \$2,000, and the camp experience provided by Pathfinder Ranch is just as good, if not better in many ways. As a businessman highly driven by seeing operational efficiencies, I am highly impressed with the efficiencies at Pathfinder Ranch and I fully intend to continue investing my donor dollars in this camp indefinitely.

I would be happy to provide additional color on this support letter upon request. I can be reached at (702) 408-5268, or ken.rubeli@gmail.com.

Sincerely,
Ken Rubeli



**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 Pathfinder Ranch Inc hereafter "Applicant" and Same as applicant " Property Owner".

Description of application/permit use:

Request for a Change of Zone and Conditional Use Permit (CUP) amendment.

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): APN: 568-150-014

Property Location or Address:
35510 Pathfinder Ranch Road - Mountain Center, CA 92561

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Pathfinder Ranch Inc Phone No.: 951 659-0351
 Firm Name: _____ Email: chris@pathfinderranch.com
 Address: 35510 Pathfinder Ranch Road

3. APPLICANT INFORMATION:

Applicant Name: Same as property owner Phone No.: _____
 Firm Name: _____ Email: _____
 Address (if different from property owner)

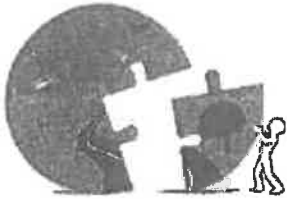
4. SIGNATURES:

Signature of Applicant: *Chris G* Date: 6/2/17
 Print Name and Title: Executive Director

Signature of Property Owner: *Chris G* Date: 6/2/17
 Print Name and Title: Executive Director

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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: _____

Supervisory District: 3

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:
CUP 2886	2000		

Assessor Parcel Number(s):

APN: 568-150-014

The property is owned by:

- Sole Ownership
- Sole Proprietorship
- Partnership

- Limited Liability Company (LLC)
- Corporation
- Trust

The property is leased by (If any): _____

The Lessee is the applicant: Yes 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) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

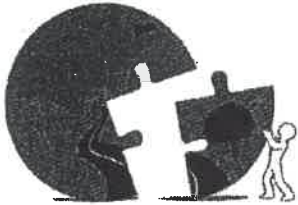
_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\MS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: _____

Supervisory District: 3

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:
CUP 2886	2000		

Assessor Parcel Number(s):

APN: 568-150-014

The property is owned by:

- | | |
|--|--|
| <input type="checkbox"/> Sole Ownership | <input type="checkbox"/> Limited Liability Company (LLC) |
| <input type="checkbox"/> Sole Proprietorship | <input checked="" type="checkbox"/> Corporation |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Trust |

The property is leased by (if any): _____

The Lessee is the applicant: Yes 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) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;
 - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
 - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
 - If Trust: Please provide a certified abstract of the trust.
- For out of State legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Pathfinder Ranch Inc

Contact Person: Chris Fife E-Mail: chris@pathfinderranch.com

Mailing Address: 35510 PATHFINDER RD

Mountain Center Ca 92561
Street City State ZIP

Daytime Phone No: (951) 659-2455 Fax No: ()

Lessee/Applicant Name: Same as property owner

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

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 property address and/or assessor's parcel 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.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

_____ *City* *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016

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 a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 2886 (REVISION NO. 2) and CHANGE OF ZONE NO. 7994 – California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301, 15061(b)3 and 15303 – Applicant: Pathfinder Ranch Inc. – Engineer/Representative: MSA Consulting Inc./Paul De Palatis – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS-R) – 28.82 Acres – Zoning Residential Agricultural (R-A-20) – Location: 35510 Pathfinder Road, Mountain Center, CA 92561, easterly of Pathfinder Road, and northerly of Devils Ladder Road – **REQUEST:** Revision No. 2 to CUP No. 2886 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager's office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated Change of Zone No. 7994 will change the project site's zoning classification from Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site's General Plan Land Use designation – APN:568-150-014.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 Brett Dawson at (951) 955-0972 or email at bdawson@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 12th 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 14, 2018,

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

APN (s) or case numbers CUP02886R2 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

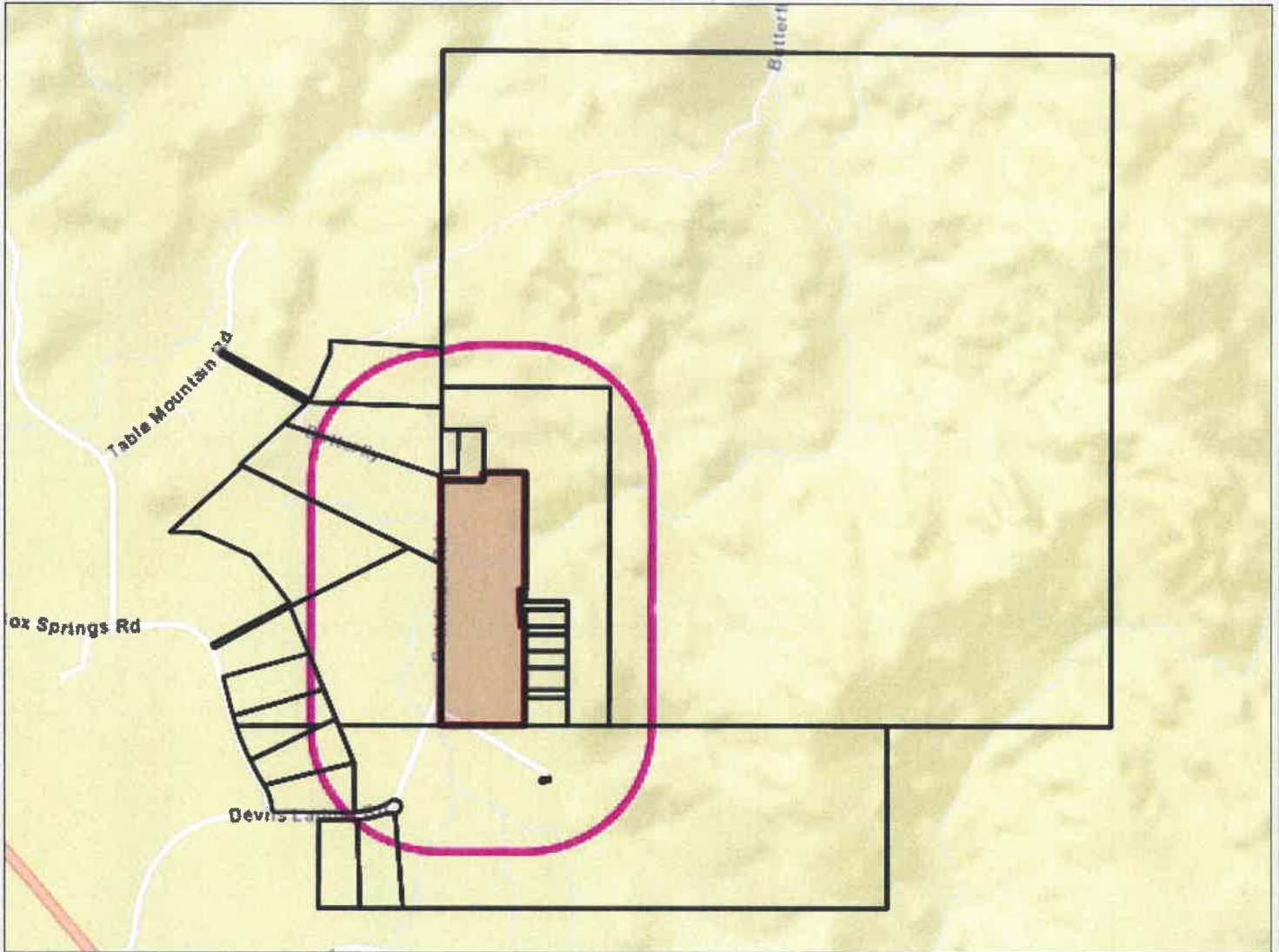
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

APN: 568-150-014 (1200 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 9/13/2018 2:54:08 PM

© Riverside County RCIT

568140014
USA 568
C/O NONE
0
CA. 0

568150001
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150002
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150003
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150004
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150005
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150006
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150007
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150008
PATHFINDERS RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150012
PATHFINDER RANCH INC
C/O C/O BOYS CLUB OF PALM SPRINGS
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150013
PATHFINDER RANCH INC
C/O C/O BOYS CLUB OF PALM SPRINGS
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150014
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150015
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150016
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568150017
USA 568
C/O NONE
0
CA. 0

568320005
RICHARD L SCHAFFNER
PO BOX 2145
RANCHO MIRAGE CA 92270

568320006
L & L ENTERPRISES
19253 STEEPLE CHASE WAY
YORBA LINDA CA 92886

568340006
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

568340011
PATHFINDER RANCH INC
35510 PATHFINDER ROAD
MOUNTAIN CENTER CA 92561

577020010
GARNER VALLEY PROP OWNERS ASSN
P O BOX 390470
ANZA CA 92539

577020015
GARNER VALLEY PROP OWNERS ASSN
P O BOX 390470
ANZA CA 92539

577020016
LAKE HEMET MUNICIPAL WATER DIST
40988 E FLORIDA AVE
HEMET CA 92544

577370002
THOMAS BELL
LAURA BELL
36930 TOOL BOX SPRING RD
MTN CENTER CA. 92561

577370003
DAREN DEE POWELL
PAUL SAMUEL BARGREEN
P O BOX 1186
RANCHO MIRAGE CA 92270

577370004
DAREN DEE POWELL
PAUL SAMUEL BARGREEN
P O BOX 1186
RANCHO MIRAGE CA 92270

577370005
JOSEPH ROBERT DEVILLE
ROBERT L BENNION
71691 HIGHWAY 111
RANCHO MIRAGE CA 92270

577370006
ROBERT L BENNION
JOSEPH ROBERT DEVILLE
71691 HIGHWAY 111
RANCHO MIRAGE CA 92270

577370008
MATT H MORRIS
KATHERINE A MORRIS
80650 AVENUE 50
INDIO CA 92201

577370009
BRENT LANCE
PO BOX 391698
ANZA CA 92539

Carol winch
60757 Table mtn rd
Mountain center ca 92561
[951-659-0214](tel:951-659-0214)
carolewinch@yahoo.com

Daryl parker
60125 Devils Ladder Rd.
Mountain Center CA 92561

longdistancerider.parker@gmail.com

Mariah Ganson
61116 Devils Ladder Road
Mountain Center CA 92561

Jp1gt@yahoo.com

Jack Podlsedly
916-804-5888

Pndspr.u@gmail.com

Elizabeth Raisman
35763 Butterfly Peak Rd
Mountain Center, CA 92561
760-213-3022
Emr8282@yahoo.com

Pathfinder Ranch Inc
Chris Fife
35510 Pathfinder Rd
Mountain Center CA 92561

Christopher Brizuela
MSA Consulting Inc
34200 Bob Hope Drive
Rancho Mirage CA 92270

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: CUP02886R2

Project Location: 35510 Pathfinder Road, Mountain Center CA 92561

Project Description: A request for a Conditional Use Permit for revision to extend the life of the current Conditional Use Permit and approve a new master plan which includes expanding one existing building and one new structure.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Pathfinder Ranch Inc, Chris Fife 35510 Pathfinder Road Mountain Center CA 92561

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) **Categorical Exemption (Sec. 15303)**
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other:

Reasons why project is exempt: Exempt per Section 15303 the total 2,499 square feet of development and improvements falls under the 2500 square foot limit.

County Contact Person *Phone Number*

Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No. 0452 - County Clerk Posting Fee \$50

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s): GPA01146, CZ07859, PP26290, CUP03712, VAR180004

EIR No.: 552

Area Plan: Elsinore

Zoning Area/District: Temescal Area

Supervisory District: First District

Project Planner: Russell Brady

Project APN(s): 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005

Applicant(s): Speedway Development

Representative(s): K&A Engineering Inc.



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project site is located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate-15. The overall project site is approximately 28 acres. This 28 acre area is divided into two phases, a phase 1 consisting of the southern 10 acres of the site and a phase 2 consisting of the northern 18 acres of the site. The General Plan Amendment and Change of Zone as described below cover the entire project site and the Plot Plan and Conditional Use Permit cover the phase 1 area of the site, which includes current APNs 290-130-053, 290-130-085, 290-130-086, and 393-070-005.

General Plan Amendment No. 1146 is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).

Change of Zone No. 7859 is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

Plot Plan No. 26290 is a proposal to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, and hardware stores. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Three access points to phase 1 buildings will be located along Temescal Canyon Road. The first entrance would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of phase 1 is located north of Building 6 and constitutes the northwest extent of phase 1. The six buildings would be served by a total of approximately 368 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during phase 1. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported.

Four (4) free-standing signs, including three (3) monument signs and one (1) freeway pylon sign are proposed.

Conditional Use Permit No. 3712 is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license).

Variance No. 180004 is a proposal requesting to vary from the sign standards as follows:

1. Allow two (2) additional freestanding signs in addition to the two (2) allowed pursuant to Ordinance No. 348.
2. Allow approximately 337 additional square feet of sign area in addition to the 150 square feet allowed pursuant to Ordinance No. 348.
3. Allow fifteen feet (15') additional height to the freeway pylon sign in addition to the 45 feet allowed pursuant to Ordinance No. 348.

Environmental Impact Report No. 552 includes analysis of the impacts of the project consisting of the above application and including anticipated development within phase 2 of the project as detailed in the EIR.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-012 recommending adoption of General Plan Amendment No. 1146 to the Board of Supervisors.

STAFF ALSO RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 552 based on the findings incorporated in the EIR, and pending final adoption of the resolution for EIR No. 552 and General Plan Amendment No. 1146 by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1146, which changes the General Plan land use designation for Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006,

290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR) on Figure 3 of the Elsinore Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7859 that changes the zoning classification of Parcel Nos. 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #3, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 26290, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and advisory notification document and final approval of General Plan Amendment No. 1146 and Change of Zone No. 7859; and

APPROVE CONDITIONAL USE PERMIT NO. 3712, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and advisory notification document and final approval of General Plan Amendment No. 1146 and Change of Zone No. 7859.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI), Open Space: Conservation (OS:C)
East:	Light Industrial (LI), Rural Mountainous (RM), Mixed Use Area (MUA)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR), Open Space: Conservation (OS:C)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	

North:	Manufacturing – Service Commercial (M-SC), Specific Plan (SP No. 327 – Toscana)
East:	Specific Plan (SP No. 327 – Toscana), Mixed Use (MU)
South:	Specific Plan (SP No. 256 – Sycamore Creek)
West:	Specific Plan (SP No. 256 – Sycamore Creek)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land, Single-family residential
East:	Vacant land
South:	Vacant land, Shopping center
West:	Single-family residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Project Site (Acres):	28	N/A
Current Development Project Site (Acres):	10	N/A
Proposed Building Area (SQFT):	52,291	N/A
Building Height (FT):	42 feet, 6 inches	50 feet
Parking Area Landscape Coverage	16 %, 30,631 square feet	10%, 18,575.4 square feet (based on 185,754 square feet of parking area)

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Restaurants (Building 1)	3,200 total building sq. ft., 1,280 sq. ft. serving area	1 space / 45 sq. ft. of serving area plus 1 space / 2 employees	33 (assuming 8 employees)	
Restaurants (Building 2)	3,400 total building sq. ft., 1,360 sq. ft. serving area	1 space / 45 sq. ft. of serving area plus 1 space / 2 employees	35 (assuming 8 employees)	
Retail (Building 3)	3,800 sq. ft.	1 space / 200 sq. ft.	19	
Restaurants (Building 4)	2,739 total building sq. ft., 1,096 sq. ft. serving area	1 space / 45 sq. ft. of serving area plus 1 space / 2 employees	29 (assuming 8 employees)	
Retail/Office (Building 5)	32,000 sq. ft.	1 space / 200 sq. ft.	160	
Restaurants (Building 6)	6,000 total building sq. ft., 2,400 sq. ft. serving area	1 space / 45 sq. ft. of serving area plus 1 space / 2 employees	62 (assuming 16 employees)	

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
TOTAL:			337	368

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Criteria Cell 3448
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The proposed project was submitted on October 23, 2014.

General Plan Consistency: The project proposes a General Plan Amendment to change the land use designation of the project site from Light Industrial (LI) to Commercial Retail (CR). Findings necessary for the General Plan Amendment are detailed below within the Findings section of the staff report. The proposed Plot Plan and Conditional Use Permit are consistent with the proposed land use designation of Commercial Retail (CR) since the Plot Plan and Conditional Use Permit propose retail, service, and office type uses, which are specifically noted in the description for the Riverside County General Plan's Commercial Retail land use designation as "development of commercial retail uses at a neighborhood, community and regional level, office and tourist-oriented commercial uses." The project proposes dedication and improvements to Temescal Canyon Road along the project's frontage, consistent with the ultimate design for as an Arterial roadway in the General Plan Circulation Element. The proposed project is consistent with all other applicable policies of the General Plan.

Ordinance No. 348 Consistency: The project proposes a change of zone to change the zoning classification of the project site to Scenic Highway Commercial (C-P-S) to be consistent with the proposed General Plan Amendment and to allow the development as proposed. As provided in Ordinance No. 348, a variety of retail, service, and office uses are permitted within the Scenic Highway Commercial (C-P-S) zone with the approval of a plot plan, including, but not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, and hardware stores. As provided in Ordinance No. 348, a gasoline service station with the concurrent sale of beer and wine for off-premises consumption is permitted with the approval of a conditional use permit. Excluding the proposed signs, as demonstrated below, the proposed project is consistent with the applicable development standards, in particular applicable maximum building heights, minimum setbacks, landscape areas and percentages, and required parking, which are all detailed further in the findings.

A Variance is proposed to exceed certain development standards related to signs.

Due to the property's elevation and surrounding topography as is shown in the exhibits provided for the project, the project site is in a location that is not easily visible from the freeway where the pylon sign is oriented to be visible to drivers prior to the exit at Indian Truck Trail. As is shown in the exhibits provided for the project, a sign at 45 feet in height would not be visible prior to or at the exit for Indian Truck Trail from the northbound Interstate-15. Whereas, a 60-foot-tall sign would just be visible above the existing topography that obscures the project site from northbound Interstate-15 drivers. Furthermore, once graded, the proposed sign would be located approximately 10 to 15 feet below the grade of northbound Interstate 15 adjacent to the site, which assists in minimizing the appearance of a 60 foot tall sign when it is 10 to 15 feet below the adjacent freeway grade.

Additional sign area for the pylon sign is related to the same special condition to increase visibility due to topography that obscures visibility of the pylon sign and the visibility of the sign due to relative grade to the adjacent Interstate-15 freeway.

There is a slope of approximately 25 to 30 feet near the northern part of Phase 1 along Temescal Canyon Road and generally tapers down to nearly even grade in the southern part of Phase 1 along Temescal Canyon Road. This slope along the northern portion combined with a design that shifts the buildings away

from Temescal Canyon Road limits the visibility of these buildings and their building mounted signs. This limited visibility necessitates signage along Temescal Canyon Road to include signage for all buildings.

These special circumstances are identified which limit the visibility of the signage if it were to comply with the standards for height, number, and size of signs that limit the effectiveness of a shopping center compared to it being located at a site that did not have these special circumstances present that would not necessitate deviations from the standards for height, number, and size.

Additional details are provided further in the findings to meet the necessary findings for the Variance.

Environmental Impact Report Coverage: As noted previously in the description of the Environmental Impact Report, it includes analysis not just of the General Plan Amendment and Change of Zone that covers the project site, but also anticipated physical development of the northern part of the site referred to as Phase 2. Although specific development of Phase 2 is not anticipated at this time, the inclusion of anticipated development within Phase 2 was included within the EIR to cover the entirety of the project to present the most conservative and realistic analysis within the EIR. Inclusion of the anticipated development in Phase 2 in the EIR may allow for such development to be covered by the EIR if the actual proposed development does not result in substantial changes from what was analyzed in the EIR and pursuant to the necessary finding from Section 15162 of the CEQA Guidelines. Or if substantial changes are proposed an Addendum to the EIR or a Subsequent EIR may be necessary depending on the scope of the changes and what is analyzed in the EIR also based on necessary findings from Section 15162 of the CEQA Guidelines.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in May of 2018. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for NO_x. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NO_x are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of NO_x would remain significant and unavoidable.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The traffic generated by the project would not create significant direct impacts to area intersections with construction of improvements along Temescal Canyon Road as proposed by the project. However, certain significant impacts would occur as a result of cumulative impacts of the project, in particular impacts to the I-15 southbound segment north of Indian Truck Trail, I-15 southbound off-ramp at Indian Truck Trail, Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Mitigation measures are included in the EIR for improvements to the freeway segment and off-ramp that would address this cumulatively significant impact. Although these mitigation measures are included in the EIR, these facilities are under the jurisdiction of Caltrans, and the County cannot assure the construction of improvements to state highway facilities that may be needed to address deficiencies.

Thirteen comments were received during the 45-day public review period and, as of the date of this staff report, 1 comment has been received following the close of the public review period. These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on December 6, 2018 and with mailed notices to commenters sent on December 6, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Air Quality and Transportation. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made. The following findings are in addition to those provided in the project's Environmental Impact Report.

Land Use Findings:

1. The project site currently has a General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) and proposes to change the land use designation on the project site to Community Development: Commercial Retail (CD:CR). The land uses proposed by the Plot Plan and Conditional Use Permit are consistent with the Commercial Retail (CD:CR) land use designation and other aspects of the General Plan since they propose retail, service, and office type uses that are described as anticipated uses within the Commercial Retail land use designation in the General Plan. The CD:CR land use designation is being proposed to be consistent with the desired and anticipated land uses for the project site.
2. The project site currently has a Zoning Classification of Manufacturing – Service Commercial (M-SC). The project proposes changing the Zoning Classification to Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan since the Scenic Highway Commercial (C-P-S) zone generally allows for retail, service, and office type uses that are described as anticipated uses within the Commercial Retail land use designation in the General Plan.
3. The proposed use, a commercial shopping center that includes retail, restaurant, and office uses, is consistent with Ordinance No. 348 (Land Use) and is permitted within the Scenic Highway Commercial (C-P-S) Zoning Classification, subject to Plot Plan approval. The proposed use, for the sale of beer

and wine for off-site consumption associated with the convenience store and gas station, is consistent with Ordinance No. 348 (Land Use) and is permitted within the Scenic Highway Commercial (C-P-S) Zoning Classification, subject to Conditional Use Permit approval proposed. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in a separate section below.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, the first two (1 – 2) findings are required and one additional finding is also required. The additional finding pursuant to Ordinance No. 348, is selected as the additional finding, that an amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs." The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Environmental Impact Report and made available for the public and for decision makers on the project to consider. On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The project would continue to support employment in the area and in a type of use or business that is needed in the area to provide greater services for the growing Temescal Valley area.

On the topic of Air Quality, the General Plan Vision Statement provides, "Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance." The General Plan Amendment will change the project site's land use designation from Light Industrial to Commercial Retail. While the project's Environmental Impact Report analyzes the emissions primarily from vehicles that result in a potentially significant impact related to NOx emissions, the development of the site with retail and service uses pursuant to the Commercial Retail land use designation provides for more opportunities for residents of Temescal Valley to have shorter drives and thus less emissions compared to current conditions where they may have to drive further and have greater emissions.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan screening tables included with the project Environmental Impact Report, the project is providing certain design and operational measures to limit the project's contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed project would continue to support employment in the area and in a type of use or business that is needed in the area to provide greater services for the growing Temescal Valley area. Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Impact Report, in particular on aesthetics, local air quality, and noise.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries. The Temescal valley, in particular, has experienced a great deal of residential development in the past, whereas commercial development is not extensive in the area to serve these residents. The project site provides a well located opportunity for development to residents to be more conveniently served by commercial services.

General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed development is located along Temescal Canyon Road, an Arterial roadway in the General Plan, as well as located adjacent to a ramp to the Interstate-15 freeway to serve traffic to and from the site. The proposed development is also located amongst current and planned residential uses that are in need of commercial services nearby that assists in achieving more efficient land uses.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national,

and international markets and not just local markets. The proposed development not only includes typical retail and food service uses, but also office type uses to diversify the services offered in the community, but also the range of jobs available in the community.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. Any Foundation Component designation in the General Plan.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

- 2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is strategically planning for land uses in the area by providing for necessary commercial services located near existing and planned future residential areas. Therefore, the proposed General Plan Amendments are not detrimental to the purposes of the General Plan and specifically implement it by strategically planning for land uses in specific locations.

- 3. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has been vacant since its designation as a Light Industrial in 2003. In the fifteen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Commercial Retail land use designation, with jobs created by the construction of the project and the potential for additional jobs once construction is completed in retail, restaurant, and office uses that are anticipated on the site. Based on General Plan Appendix E-1 employment factors and the amount of building area proposed for Phase 1 alone, the project is anticipated to generate 470 new jobs. Appendix E-1 estimates 1 employee per 500 square feet of building area for Commercial Retail land uses, compared to 1 employee per 1,030 square feet for the existing Light Industrial land use on the site. Therefore, the proposed change to Commercial Retail would be expected to yield a greater density of employment and therefore an improved jobs to works ratio.

Change of Zone

- 1. The proposed changes of zone to Scenic Highway Commercial (C-P-S) would allow generally for a variety of commercial uses, including but not limited to retail, restaurants, and offices. This proposed Scenic Highway Commercial (C-P-S) zone is therefore consistent with the proposed General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR)

which also generally allows for a variety of commercial uses, including restaurants and others proposed as part of the project and generally anticipated for the site in the future.

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

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, as detailed previously in the Land Use, General Plan Amendment, and Change of Zone findings.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because as detailed in the project's Environmental Impact Report all impacts have been reduced to the maximum amount feasible; in particular related to local air quality, noise, and other impacts related to public health were determined to be less than significant; impacts from hazards, hydrology, emergency access, and other impacts related to safety were determined to be less than significant; and other than traffic impacts from aesthetics, recreation, and other impacts related to general welfare were determined to be less than significant. Impacts to regional air quality were determined to be potentially significant and the project does incorporate mitigation where feasible to minimize this impact so that the project does reduce these impacts where it can to minimize impacts on public health from regional air quality impacts. On traffic impacts, although impacts were determined to be potentially cumulatively significant, the project does offer additional retail and service uses which will provide closer destinations for these for area residents compared to existing conditions, which does assist in protecting public welfare. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties, since the immediate surrounding area is primarily vacant with area to the north and east of the site being developed with single family residential uses part of the Terramor project that would be served by the retail and service uses proposed by the project and is a compatible use to the residential uses. The immediate surrounding area is planned for open space uses to the east and north and commercial and residential development to the south and to the west is Interstate-15 and beyond that existing residential uses primarily. The project proposes to develop the site in a manner that would allow for further logical extension of commercial uses further to the north and would not inhibit logical development of the surrounding area.
4. The 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. The project will further improve Temescal Canyon Road along its frontage and is required to install traffic signals and certain road improvements at the intersection of Temescal Canyon Road and Indian Truck Trail to accommodate the project's traffic to avoid traffic congestion. The project does include a trail along Temescal Canyon Road. The project has been designed to accommodate, treat, and outlet the existing drainage pattern on the project site.

5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes a shopping center with uses anticipated to include retail, restaurants, and office uses. The Scenic Highway Commercial (C-P-S) zone allows for various retail and service uses (including but not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores), restaurants, and business offices.
6. All plot plans 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. No subdivision of the site is proposed at this time to divide the property to sell individual buildings, but if a subdivision is proposed to do so it shall be required to be consistent with Ordinance No. 460

Conditional Use Permit

The following findings are required to approve the Conditional Use Permit, pursuant to the provisions of Ordinance No. 348:

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. Findings related to consistency with the General Plan and Ordinance No. 348 in particular are included previously in findings for the General Plan Amendment, Change of Zone.
2. The overall development of the land shall be designed for the protection of—and shall not be detrimental to—the public health, safety and general welfare, because, as detailed in the project's Environmental Impact Report all impacts have been reduced to the maximum amount feasible; in particular related to local air quality, noise, and other impacts related to public health were determined to be less than significant; impacts from hazards, hydrology, emergency access, and other impacts related to safety were determined to be less than significant; and other than traffic impacts from aesthetics, recreation, and other impacts related to general welfare were determined to be less than significant. Impacts to regional air quality were determined to be potentially significant and the project does incorporate mitigation where feasible to minimize this impact so that the project does reduce these impacts where it can to minimize impacts on public health from regional air quality impacts. On traffic impacts, although impacts were determined to be potentially cumulatively significant, the project does offer additional retail and service uses which will provide closer destinations for these for area residents compared to existing conditions, which does assist in protecting public welfare. Conditions of approval incorporated for the Conditional Use Permit will further ensure that public health, safety and general welfare are protected.
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, as is detailed previously in the findings for the Plot Plan.
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 as is detailed previously in the findings for the Plot Plan.

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. No subdivision of the site is proposed at this time to divide the property to sell individual buildings, but if a subdivision is proposed to do so it shall be required to be consistent with Ordinance No. 460.
6. The proposed use for alcohol sales is consistent with the Alcoholic Beverage Sales section and requirements of Ordinance No. 348. The sales would be within the proposed Scenic Highway Commercial (C-P-S) zone and requires a Conditional Use Permit to permit the use. Conditions of Approval are included for the Conditional Use Permit to ensure it complies with the operational development standards for sale of alcohol pursuant to the Alcoholic Beverage Sales section of Ordinance No. 348. Notice of hearing was provided to all owners of property within 1,000 feet of the project site and to the Corona-Norco Unified School District. No public parks are in operation within 1,000 feet of the project site.

Variance

The following findings shall be made prior to making a recommendation to grant a Variance, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348:

1. Riverside County Ordinance No. 348, Section 18.27 (a) states the basis for a variance. Variances from the terms of County Ordinance No. 348 may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. Variances shall be limited to modification of property development standards.
2. The typical standards for signage that the project is seeking a variance from are:
 - a. Not more than one free-standing sign shall be permitted on a parcel of land, except that if a shopping center has frontage on two or more streets, the shopping center shall be permitted two free-standing signs, provided that the two signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.
 - b. The maximum surface area of a sign shall not exceed 150 square feet for free-standing signs located within 660 feet of the nearest edge of a freeway right of way line.
 - c. The maximum height of a sign shall not exceed 45 feet for free-standing signs located within 660 feet of the nearest edge of a freeway right of way line
3. The proposed Plot Plan would permit a number of free-standing signs that exceeds the requirements set forth in Ordinance No. 348, which limits the maximum number of free-standing signs to two (2) in the circumstances of this project site that has frontage on two or more streets. The proposed Plot Plan includes four (4) free-standing signs, which include one (1) freeway facing pylon sign and three (3) monument type signs facing Temescal Canyon Road.

There is a slope of approximately 25 to 30 feet near the northern part of Phase 1 along Temescal Canyon Road which generally tapers down to nearly even grade in the southern part of Phase 1 along Temescal Canyon Road. This slope along the northern portion combined with a design that shifts the buildings away from Temescal Canyon Road limits the visibility of these buildings and their building mounted signs. This limited visibility necessitates signage along Temescal Canyon Road to include signage for all buildings. Considering the number of buildings and that Building 5 might accommodate multiple tenants, the sign area necessary to accommodate tenants would exceed the individual sign area, thus making additional signs desirable over increasing individual sign area. Also to consider is the requirement for gas stations pricing pursuant to California Business and Professions Code that requires additional details to be provided which require additional sign area that in turn necessitates additional number of signs to address tenant identification. Furthermore, given the long frontage along Temescal Canyon Road and multiple driveways proposed, additional signs is preferable to provide signs for businesses at the driveways where they are located rather than via a single sign at a single driveway to better orient drivers to the desired business.

As a result of the grade of the site and the design of the site that would minimize visibility of the buildings from Temescal Canyon Road, strict application of Ordinance No. 348 requirements on the number of free-standing signs would deprive the owner of privileges enjoyed by surrounding property owners. The variance, therefore, is needed to allow for the proposed number of four (4) free-standing signs.

4. The proposed Plot Plan would permit a free-standing sign (the freeway pylon sign) that exceeds the requirements set forth in Ordinance No. 348, which limits the maximum height to 45 feet or less. The proposed Plot Plan includes the freeway pylon sign at a maximum height of 60 feet.

Due to the property's elevation and surrounding topography as is shown in the exhibits provided for the project, the project site is in a location that is not easily visible from the freeway where the pylon sign is oriented to be visible to drivers prior to the exit at Indian Truck Trail. As is shown in the exhibits provided for the project, a sign at 45 feet in height would not be visible prior to or at the exit for Indian Truck Trail from the northbound Interstate-15. Whereas, a 60 foot tall sign would just be visible above the existing topography that obscures the project site from northbound Interstate-15 drivers. Furthermore, once graded, the proposed sign would be located approximately 10 to 15 feet below the grade of northbound Interstate 15 adjacent to the site, which assists in minimizing the appearance of a 60 foot tall sign when it is 10 to 15 feet below the adjacent freeway grade.

As a result of the grade of the site and surrounding area and location relative to Interstate-15 exits that would minimize visibility of the pylon sign from Interstate-15, strict application of Ordinance No. 348 requirements on the height of a free-standing sign within 660 feet of the freeway would deprive the owner of privileges enjoyed by surrounding property owners. The variance, therefore, is needed to allow for the proposed height of 60 feet for the freeway pylon sign.

5. Property zoned Scenic Highway Commercial (C-P-S) include properties also along Interstate-15, some developed with commercial uses and some not developed. One such property is the Shops at Sycamore Creek located south and west of the project site, which sits substantially higher than the adjacent Interstate-15 freeway which offers it greater visibility from Interstate-15 and other surrounding areas. To note also, this similarly sized commercial development includes 1 freeway

pylon sign, 3 freestanding signs with tenant signs, 1 center identification sign, and a freestanding gasoline price sign.

Development Standards Findings:

The development proposed by the Plot Plan and Conditional Use Permit meet the development standards of Ordinance No. 348, in particular of the Scenic Highway Commercial (C-P-S) zone as detailed below:

1. There is no minimum lot area requirement.
2. There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. Only proposed Building 5 exceeds 35 feet in height, which proposes a maximum height of 42.5 feet. At this height, the building is required to be set back 15 feet from any property line. Building 5 is set back a minimum of 24 feet.
3. No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Ordinance No. 348. As noted previously, the maximum building height proposed is 42.5, which does not exceed fifty feet.
4. Automobile storage space shall be provided as required by Ordinance No. 348. The proposed shopping center utilizes a required parking rate of 5.5 parking spaces per 1,000 building square feet. Based on the 52,291 square feet of building proposed and the uses proposed within those buildings, a minimum of 337 parking spaces is required. 368 parking spaces are proposed. The project is conditioned to provide electric vehicle parking and charging stations pursuant to Ordinance No. 348, which requires the development to provide 10 parking spaces for electric vehicles with charging stations based on the 368 parking spaces proposed.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. All buildings include parapets and other roof design as part of their roof design that will provide for full screening of any roof mounted equipment.

Other Findings:

1. The project site is located within Criteria Cell 3448 of the Western Riverside County Multiple Species Habitat Conservation Plan. Due to the location within a Criteria Cell, the project was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process. HANS 2070 was applied for in February 2012, which went to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) on June 9, 2010. HANS 2070 resulted in a determination that no conservation area was necessary to be included as MSHCP Conservation Area. The project is designed to avoid impacts to riverine and riparian habitat as in the northern part of the overall project area, but would directly impact 0.12 acres of riverine habitat and 0.38 acres of riparian habitat from man-made drainage features created to convey runoff from Interstate-15 across the project site. These impacts will be offset at applicable ratios through enhancement of the northern riverine/riparian feature on the overall project site. No narrow endemic plant species were found or were determined to likely occur on the project site. The project incorporates Urban/Wildlife Interface Guidelines into the project design consistent with the MSHCP. The project will be required to perform burrowing owl pre-construction

surveys. Accordingly, this project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.

2. The project site is located within the Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. Pursuant to the MOU Section 4.3, any proposal within the County's jurisdiction to rezone property shall be consistent with the City's General Plan. Although located within the City's sphere of influence, the City's General Plan does not include a land use designation for this site. Therefore, there is no land use designation that is required to be consistent with. Furthermore, area immediately north of this site is designated by the City of Corona as Light Industrial, which is same as the County of Riverside. So, similar to the project being consistent with the County's General Plan designated adjacent planned land uses as noted previously in the General Plan Amendment findings, the project would be consistent with adjacent planned land uses within the City and its General Plan. This project conforms to the MOU. This project was provided to Corona for review and comment through the initial transmittal of this project as well as through the Draft Environmental Impact Report. No comments were received from the City either in favor or opposition of the project.
3. 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.
4. The County provided notice to the Pechanga Tribe, the Agua Caliente Band of Cahuilla Indians, and the Soboba Band of Luiseño Indians pursuant to AB52 in July 2015. In response the Pechanga Tribe (August 15, 2015) and Soboba Band of Luiseño Indians (on August 13, 2015) requested to consult with the County. Subsequent to this initiation of consultation, the project was placed on hold until May 2016. When the Project was active again consultation was re- initiated. A meeting was held with the Soboba Band of Luiseño Indians on February 16, 2017 in which they requested a tribal monitor.

The Pechanga Tribe and the County had several discussions regarding the proposed Project in both May 2016 and March 2017. The County sent their AB52 consultation conclusion letter for GPA01146 and CUP 03712 dated June 5, 2017 to the Pechanga Tribe, with which the Pechanga Tribe did not concur.

The County received a letter from the Pechanga Tribe dated August 2, 2017 where the Pechanga Tribe requests the reopening of AB52 consultation with the County to discuss how the DEIR will address tribal cultural resources and further requests to be involved in reviewing drafts of the language for the tribal cultural resource section of the DEIR prior to its release for public review. The Pechanga Tribe asserts that the proposed Project area is in an area associated with the 'Atdaxum Luiseño as evidenced by the existence of 'Atdaxum place names, several large village complexes, toota yixelval (rock art, pictographs, petroglyphs), an extensive artifact record, and known human remains in the vicinity of the Project. The project area also falls within the limits of a large Traditional Cultural Property (TCP). This culturally sensitive area is affiliated with the Pechanga Temecula Band of Luiseño Indians because of the tribe's cultural ties to this area. In the letter from the Pechanga Tribe, the Pechanga Tribe lists relevant regulations for the County to ensure compliance with and then discusses potential impacts to tribal cultural resources and recommends mitigation measures should the project uncover potential tribal cultural resources.

The County had an additional discussion with the Pechanga Tribe on April 18, 2018 and provided revised and final conditions of approval to the Pechanga Tribe. On April 18, 2018 The Pechanga Tribe

responded with an email indicating with the inclusion of the conditions provided they consider AB 52 consultation complete.

5. In compliance with Senate Bill 18 (SB18), a Riverside County certified consultant requested a Sacred Lands File Search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. Based on the April 28, 2014 list provided by NAHC, project notices were sent on May 13, 2014 to ten Native American Tribal Representatives. SB 18 consultations were not requested by any tribes from these notices.
6. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required by the ordinance and through project conditions of approval to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
7. 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.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This project has been designed so that each building, and the development as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing adequate access to and around each building, location of hydrants, minimum water flow requirements, and building design requirements pursuant to Riverside County Ordinance No. 787.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing adequate access to and around each building based on building height, location of hydrants, minimum water flow requirements, and inclusion of blue dot reflectors, which are included as conditions of approval on the project.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Environmental Impact Report, 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 1,000 feet of the project site. As of the writing of this report, Planning Staff has received comments through the course of processing the project as well as comments received on the EIR Notice of Preparation and Draft EIR. The comments received through the course of processing are attached to the staff report. The comments received on the EIR Notice of Preparation and Draft EIR are included within the Final EIR documents.

This project was presented before the Temescal Valley Municipal Advisory Committee in January 2017 and February 2018.

RESOLUTION No. 2018-012
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1146

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 19, 2018, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 19, 2018, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends that the Board of Supervisors:

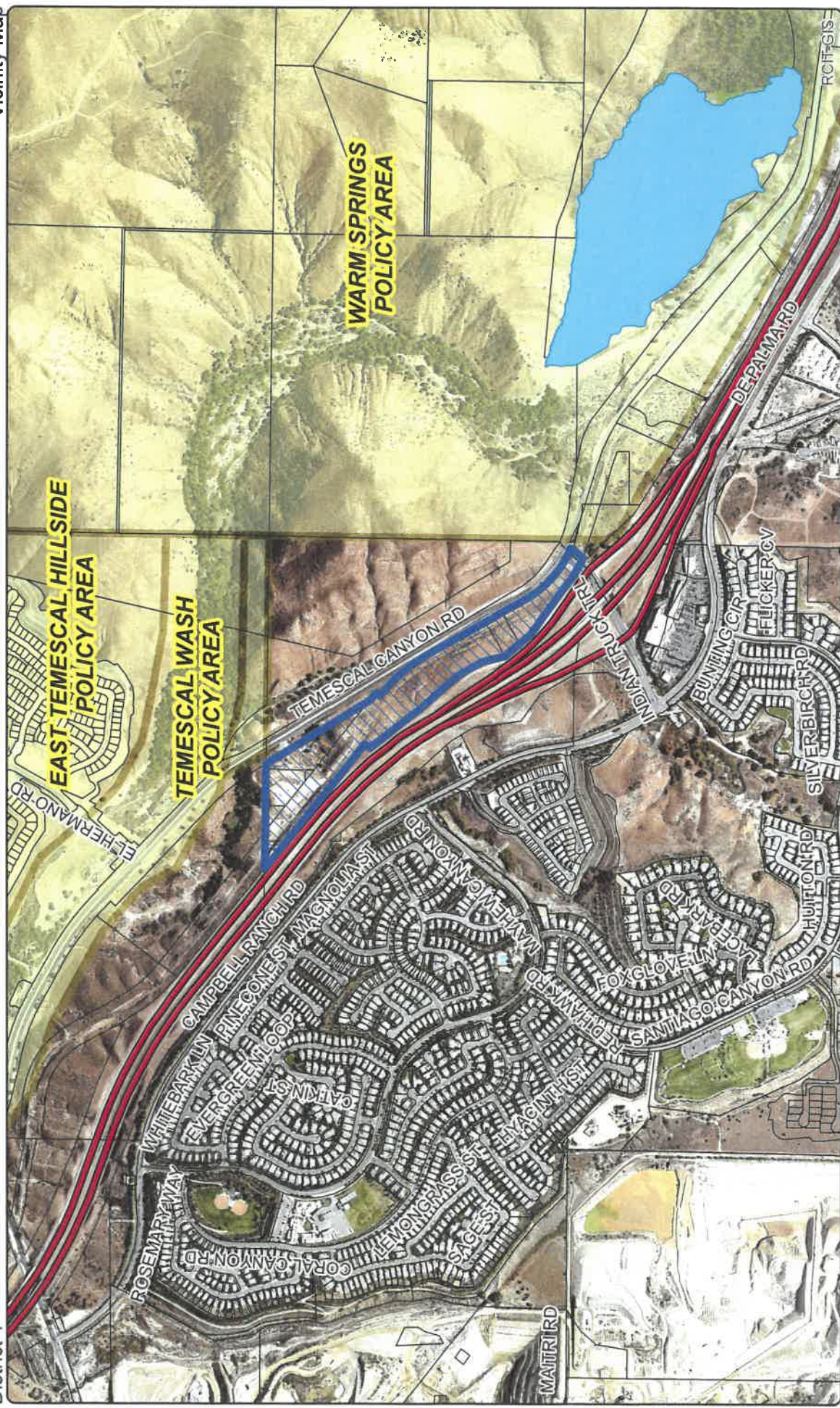
TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 552; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1146.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07859 GPA01146 CUP03712 PP26290
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 11/16/2018
 Vicinity Map



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan, providing you with the information for the Riverside County, California, General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at 951.253.3300 or Riverside County, California, Planning Department at 77000043277 (website: www.riversidecountyca.gov).

RIVERSIDE COUNTY PLANNING DEPARTMENT

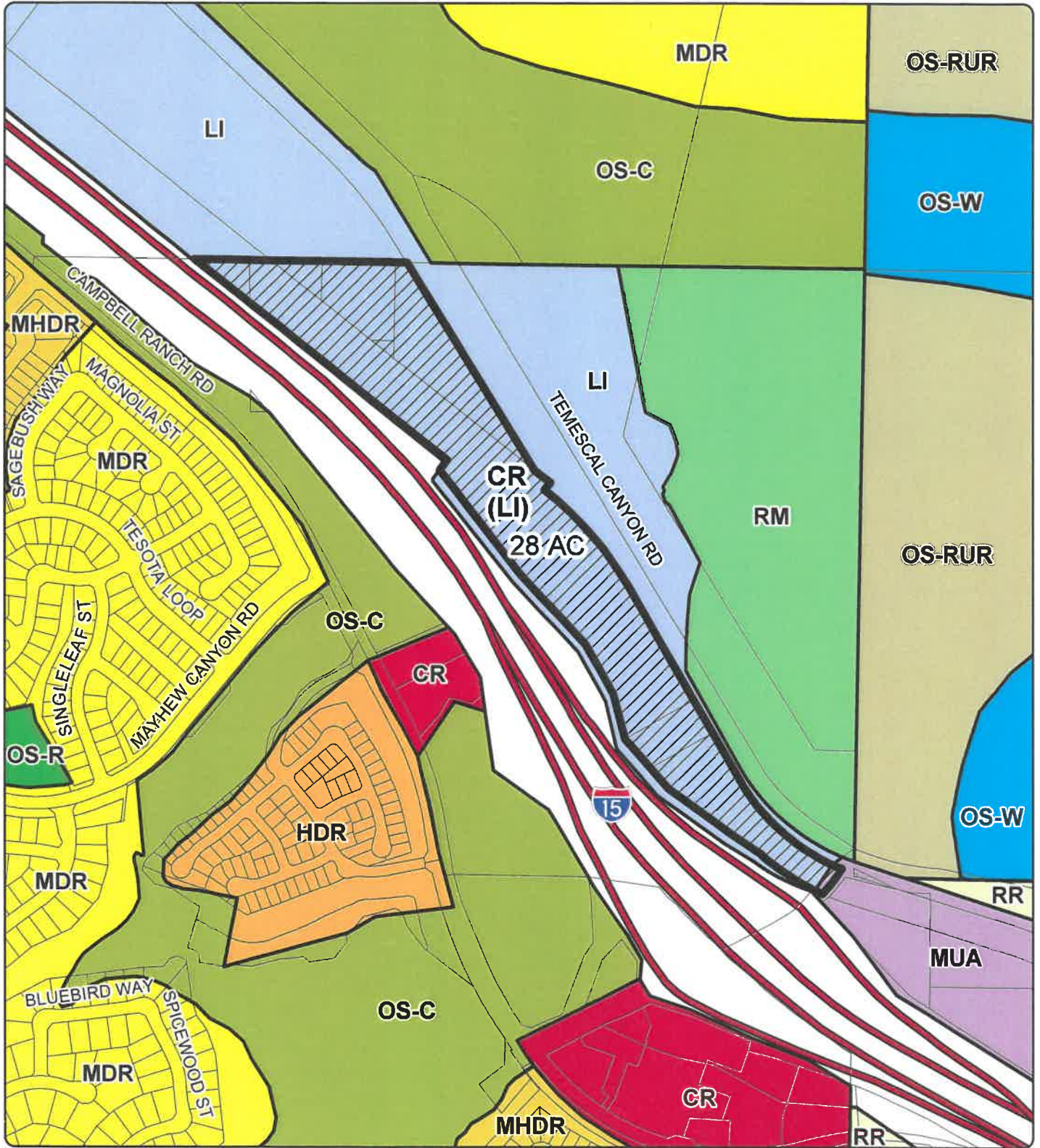
CZ07859 GPA01146 CUP03712 PP26290

Date Drawn: 11/16/2018

Supervisor: Jeffries
District 1

EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



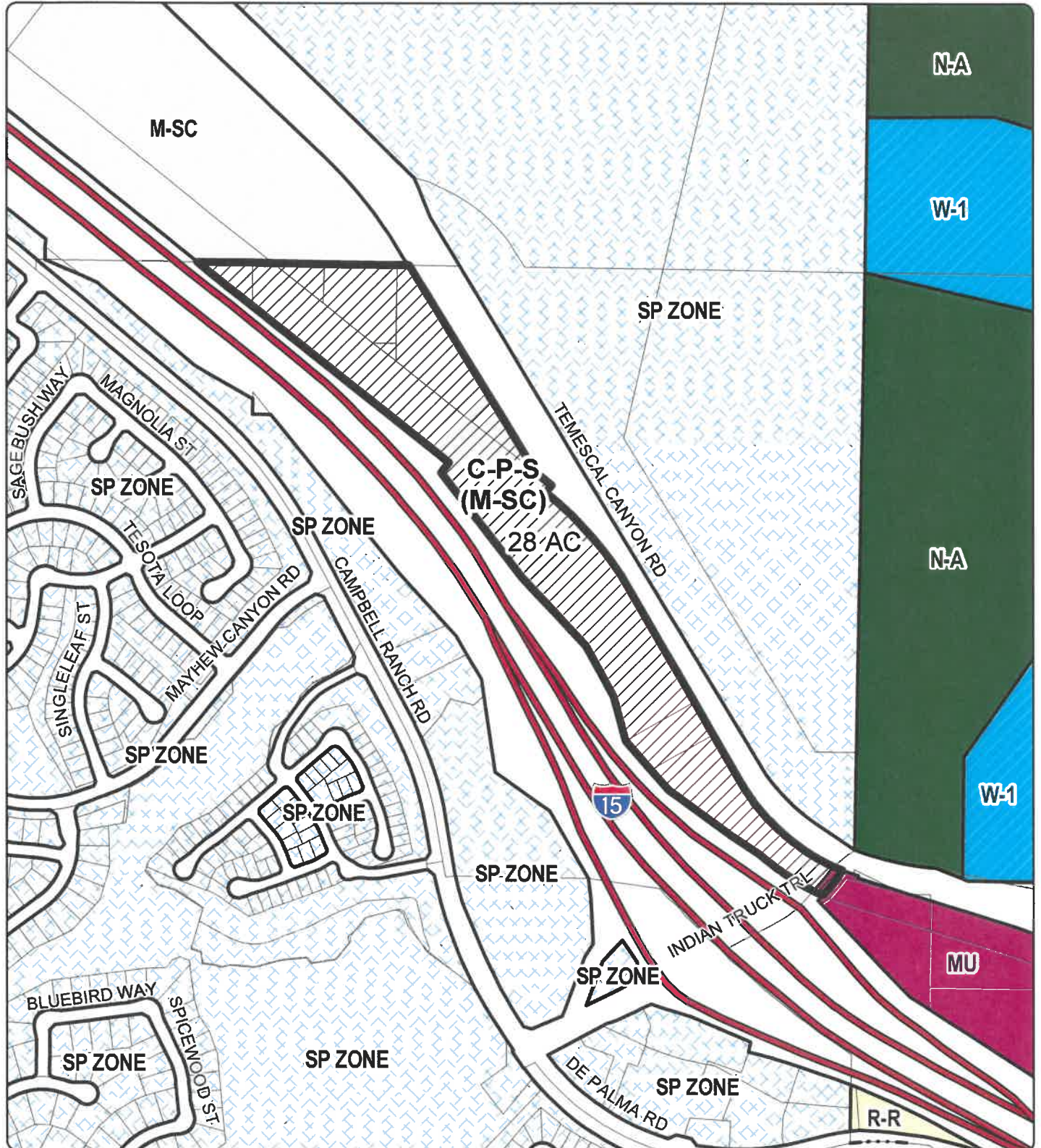
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07859 GPA01146 CUP03712 PP26290

Supervisor: Jeffries
District 1

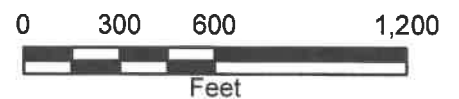
Date Drawn: 11/16/2018
Exhibit 3

PROPOSED ZONING



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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://planning.cctlma.org>

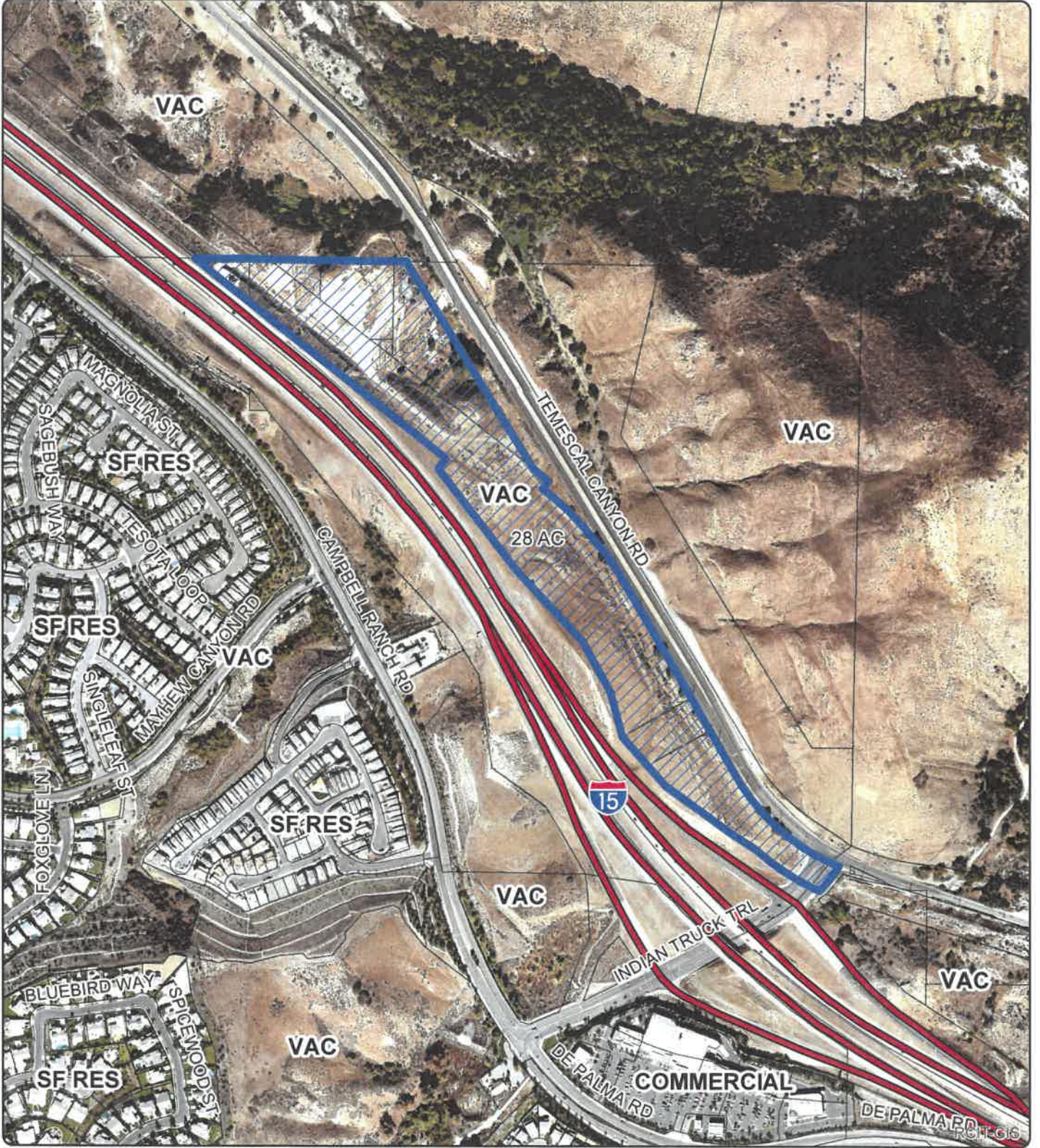
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07859 GPA01146 CUP03712 PP26290

Supervisor: Jeffries
District 1

Date Drawn: 11/16/2018

LAND USE

Exhibit 1



Zoning Area: Temescal

Author: Vinnie Nguyen



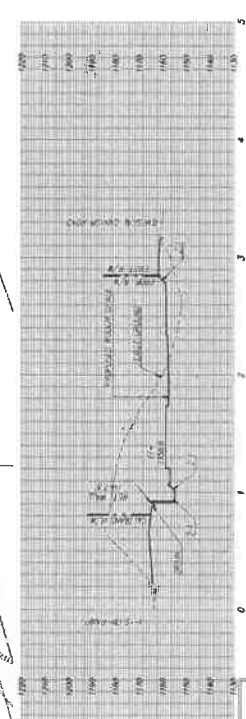
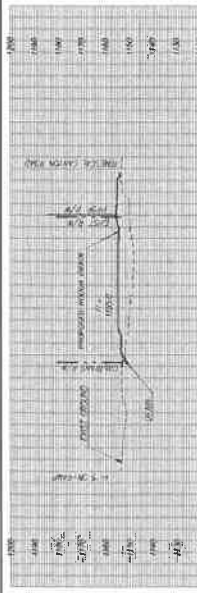
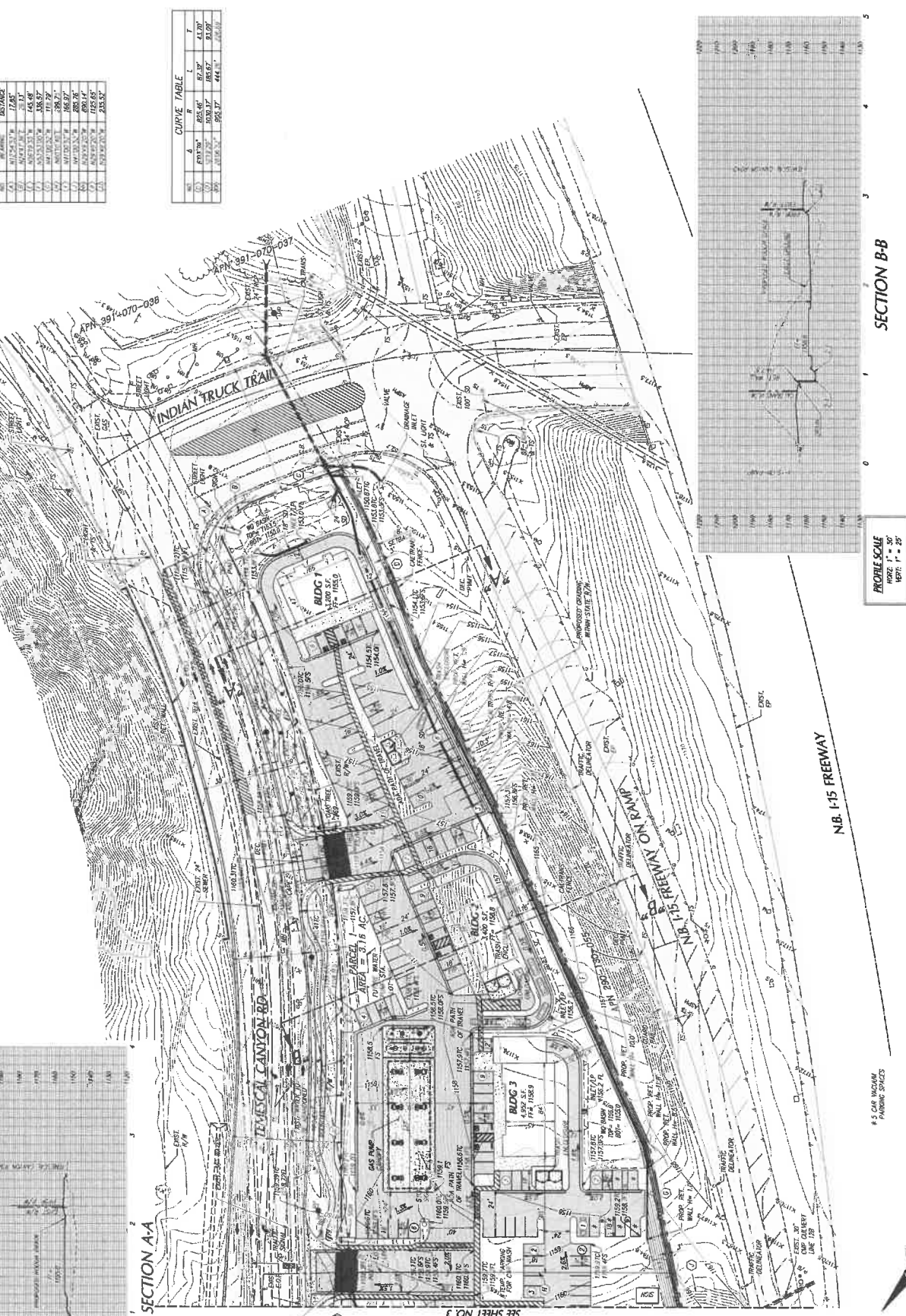
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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://planning.rctlma.org>

LINE TABLE

STATION	PC	PVI	PT	DISTANCE
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0+50	0+50	0+50	0+50	50.00
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1+50	1+50	1+50	1+50	150.00
2+00	2+00	2+00	2+00	200.00
2+50	2+50	2+50	2+50	250.00
3+00	3+00	3+00	3+00	300.00
3+50	3+50	3+50	3+50	350.00
4+00	4+00	4+00	4+00	400.00
4+50	4+50	4+50	4+50	450.00
5+00	5+00	5+00	5+00	500.00
5+50	5+50	5+50	5+50	550.00
6+00	6+00	6+00	6+00	600.00
6+50	6+50	6+50	6+50	650.00
7+00	7+00	7+00	7+00	700.00
7+50	7+50	7+50	7+50	750.00
8+00	8+00	8+00	8+00	800.00
8+50	8+50	8+50	8+50	850.00
9+00	9+00	9+00	9+00	900.00
9+50	9+50	9+50	9+50	950.00
10+00	10+00	10+00	10+00	1000.00

CURVE TABLE

STATION	PC	PVI	PT	LC	LC	LC	LC	LC
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1+50	1+50	1+50	1+50	167.88	167.88	167.88	167.88	167.88
2+00	2+00	2+00	2+00	209.85	209.85	209.85	209.85	209.85
2+50	2+50	2+50	2+50	251.82	251.82	251.82	251.82	251.82
3+00	3+00	3+00	3+00	293.79	293.79	293.79	293.79	293.79
3+50	3+50	3+50	3+50	335.76	335.76	335.76	335.76	335.76
4+00	4+00	4+00	4+00	377.73	377.73	377.73	377.73	377.73
4+50	4+50	4+50	4+50	419.70	419.70	419.70	419.70	419.70
5+00	5+00	5+00	5+00	461.67	461.67	461.67	461.67	461.67
5+50	5+50	5+50	5+50	503.64	503.64	503.64	503.64	503.64
6+00	6+00	6+00	6+00	545.61	545.61	545.61	545.61	545.61
6+50	6+50	6+50	6+50	587.58	587.58	587.58	587.58	587.58
7+00	7+00	7+00	7+00	629.55	629.55	629.55	629.55	629.55
7+50	7+50	7+50	7+50	671.52	671.52	671.52	671.52	671.52
8+00	8+00	8+00	8+00	713.49	713.49	713.49	713.49	713.49
8+50	8+50	8+50	8+50	755.46	755.46	755.46	755.46	755.46
9+00	9+00	9+00	9+00	797.43	797.43	797.43	797.43	797.43
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PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 20'

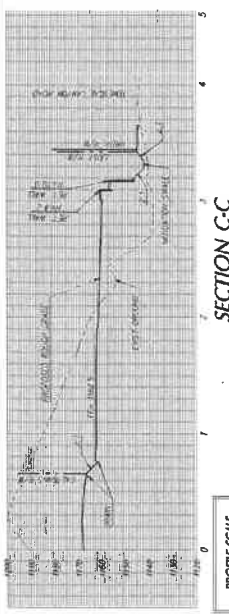
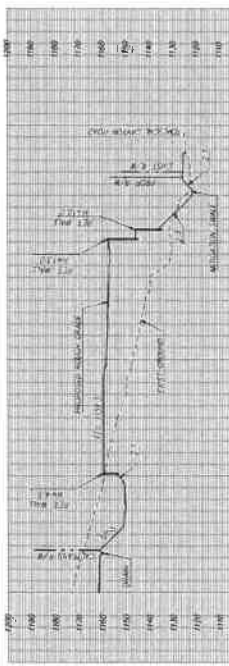
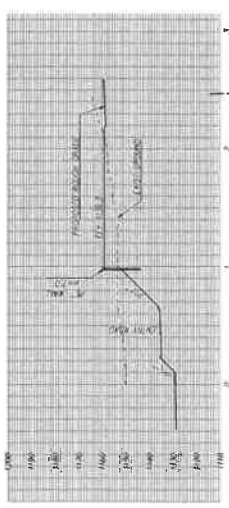
PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 20'

SECTION B-B

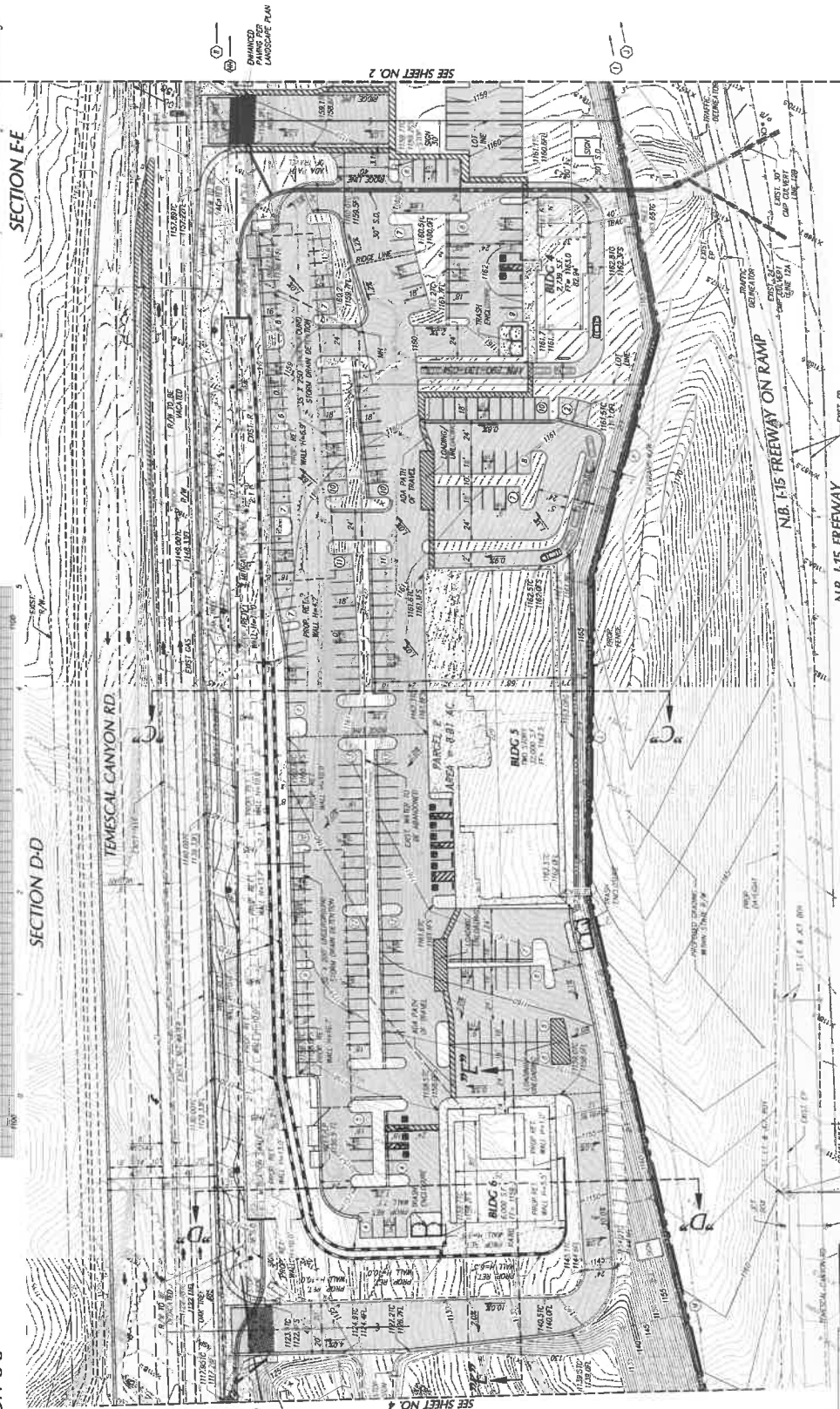
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KVA KVA ENGINEERING & SURVEYING 157 W. BERDMAN STREET CORONA, CALIFORNIA 92780 TEL: (951) 278-4280	SCALE: AS SHOWN	PROJECT: AS SHOWN	PROJECT: AS SHOWN
REGISTERED PROFESSIONAL ENGINEER No. 22328 CITY OF CORONA, CALIFORNIA	SCALE: AS SHOWN	PROJECT: AS SHOWN	PROJECT: AS SHOWN
DATE: _____	DATE: _____	DATE: _____	DATE: _____
BY: _____	BY: _____	BY: _____	BY: _____
FOR: _____	FOR: _____	FOR: _____	FOR: _____

COUNTY OF RIVERSIDE
TOSCANA WILLAG AT IBERSICAL VALLEY
PLOT PLAN 28280 - EXHIBIT X
PLAN SHEET

OF **6** SHEETS



PROFILE SCALE
 HORIZ. 1" = 20'
 VERT. 1" = 20'



SEE SHEET NO. 4

SEE SHEET NO. 2

ENHANCED
 PAVING PER
 LANDSCAPE PLAN

ENHANCED
 PAVING PER
 LANDSCAPE PLAN

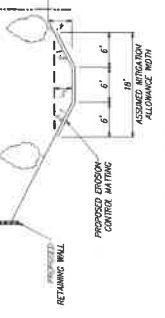


CURVE TABLE

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5	N110°00'00"W	206.99	15.00'	15.00°
6	N110°00'00"W	206.99	15.00'	15.00°
7	N110°00'00"W	206.99	15.00'	15.00°
8	N110°00'00"W	206.99	15.00'	15.00°
9	N110°00'00"W	206.99	15.00'	15.00°
10	N110°00'00"W	206.99	15.00'	15.00°
11	N110°00'00"W	206.99	15.00'	15.00°
12	N110°00'00"W	206.99	15.00'	15.00°

MITIGATION SWALE DETAIL

NO.	BEARING	DISTANCE	R	Δ
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3	N110°00'00"W	206.99	15.00'	15.00°
4	N110°00'00"W	206.99	15.00'	15.00°
5	N110°00'00"W	206.99	15.00'	15.00°
6	N110°00'00"W	206.99	15.00'	15.00°
7	N110°00'00"W	206.99	15.00'	15.00°
8	N110°00'00"W	206.99	15.00'	15.00°
9	N110°00'00"W	206.99	15.00'	15.00°
10	N110°00'00"W	206.99	15.00'	15.00°
11	N110°00'00"W	206.99	15.00'	15.00°
12	N110°00'00"W	206.99	15.00'	15.00°



MITIGATION SWALE DETAIL
 SCALE: 1" = 10'

PROJECT SITE

MARK BY DATE

ENGINEER

REVISIONS

APPRO. DATE

COUNTY

SCALE: AS SHOWN

BENCHMARK: SEE SHEET 1

ENGINEERING AND PLANNING SURVEYING

K&A

**257 N. SHERMAN STREET
 CORONA, CALIFORNIA 92880
 TEL: (951) 238-1000
 FAX: (951) 238-1008**

S&L ENGINEER

SEAL

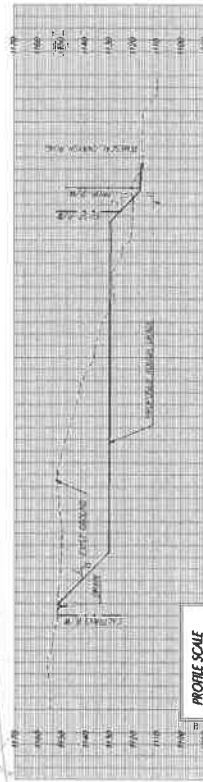
**COUNTY OF RIVERSIDE
 TOSCANA VILLAGE AT TEMESCAL VALLEY
 PLOT PLAN 2620 - EXHIBIT 'A'
 PLAN SHEET**

**SHEET NO. 3
 OF 6 SHEETS**

FINANCED PLANNING PER
LANDSCAPE PLAN

SEE SHEET NO. 3

SEE SHEET NO. 5



PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 25'

SECTION F-F

SHEET NO. 4

COUNTY OF RIVERSIDE
TOSCANA VILLAGE AT TEMESCAL VALLEY
PLOT PLAN 82590 - EXHIBIT "A"
PLAN SHEET

SCALE: AS SHOWN

ROADMARK:
SEE SHEET 1

ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERMAN STREET
CORONA, CALIFORNIA 92880
TEL. (951) 278-1800
FAX (951) 278-1800



SEAL-DRAWER

REVISIONS

NO.	BY	DATE	DESCRIPTION

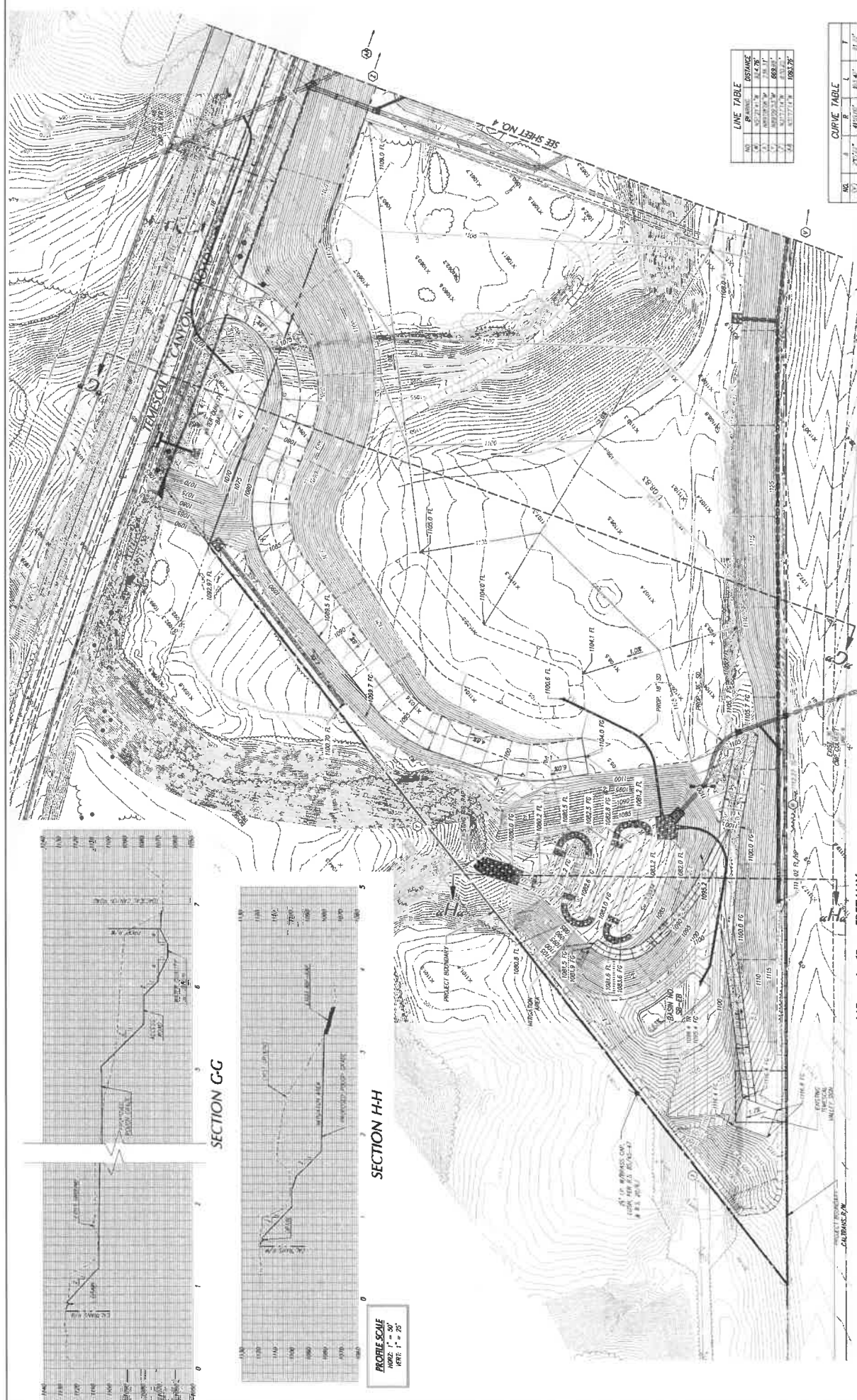
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4	N. 61° 24' E	56.13'
5	N. 61° 24' E	50.36'
6	N. 61° 24' E	87.25'
7	N. 61° 24' E	83.83'
8	N. 61° 24' E	52.47'
9	N. 61° 24' E	49.17'

NO.	Δ	R	L	P
1	233.2'	455.00'	93.64'	81.73'
2	142.54'	482.89'	386.26'	193.33'
3	142.54'	482.89'	372.26'	192.21'



N.B. 1-15
FREEWAY

N.B. 1-15
FREEWAY



LINE TABLE		CURVE TABLE	
NO.	LENGTH	NO.	DATA
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7	1081.76'	7	110.00'
8	1081.76'	8	110.00'
9	1081.76'	9	110.00'
10	1081.76'	10	110.00'

CURVE TABLE	
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4	110.00'
5	110.00'
6	110.00'
7	110.00'
8	110.00'
9	110.00'
10	110.00'

SECTION G-G

SECTION H-H

PROF. SCALE
 HORIZ. 1" = 50'
 VERT. 1" = 20'

SCALE: 1" = 40'

N.B. 1-15 FREEWAY

MARK	BY	DATE	COUNTY

SCALE: AS SHOWN

BENCHMARK: SEE SHEET 1

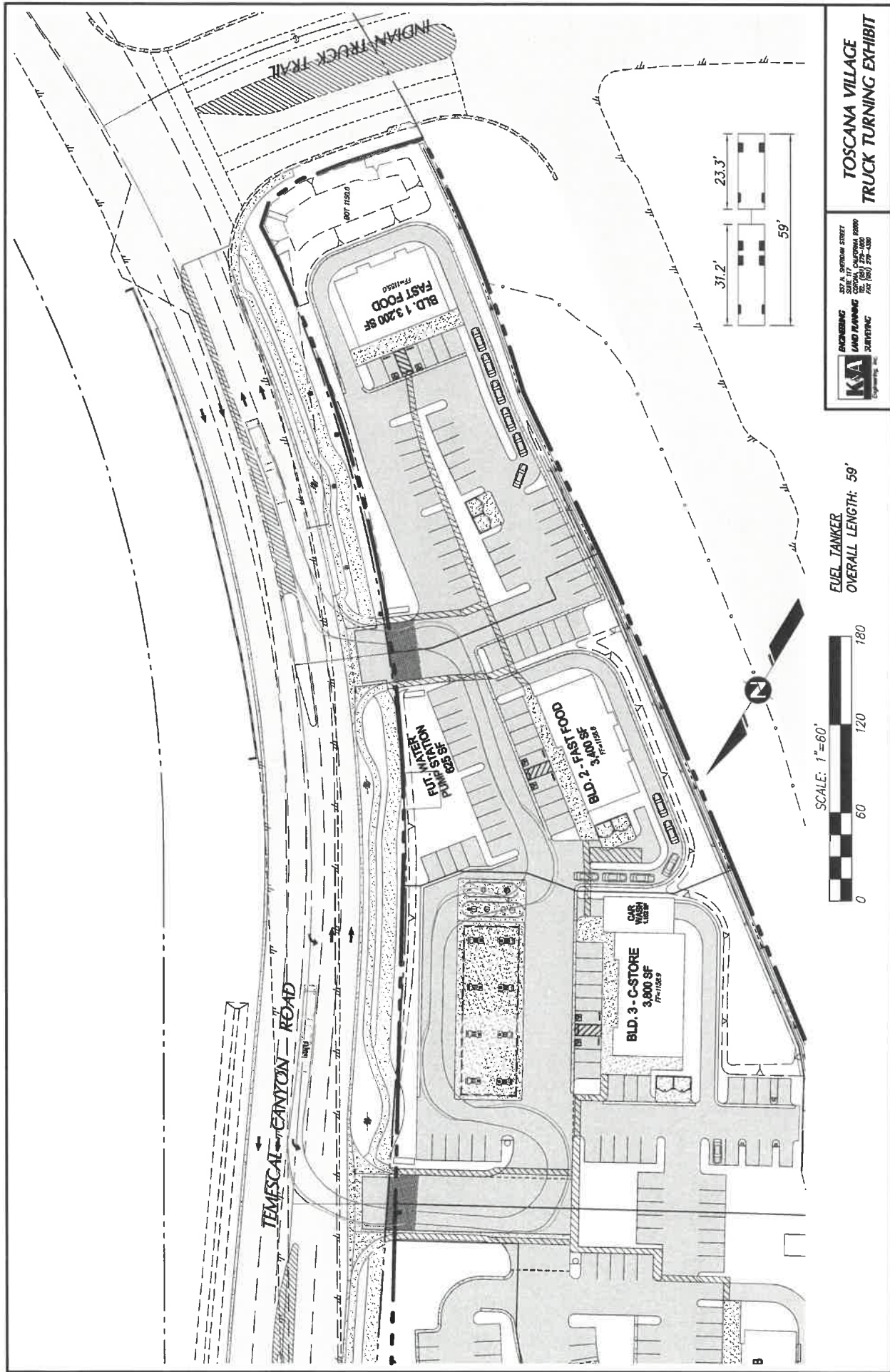
ENGINEERING
KSA
 LAND PLANNING
 SURVEYING

357 N. SHERIDAN STREET
 OAKLAND, CALIFORNIA 94612
 TEL. (510) 279-1800
 FAX (510) 279-1080

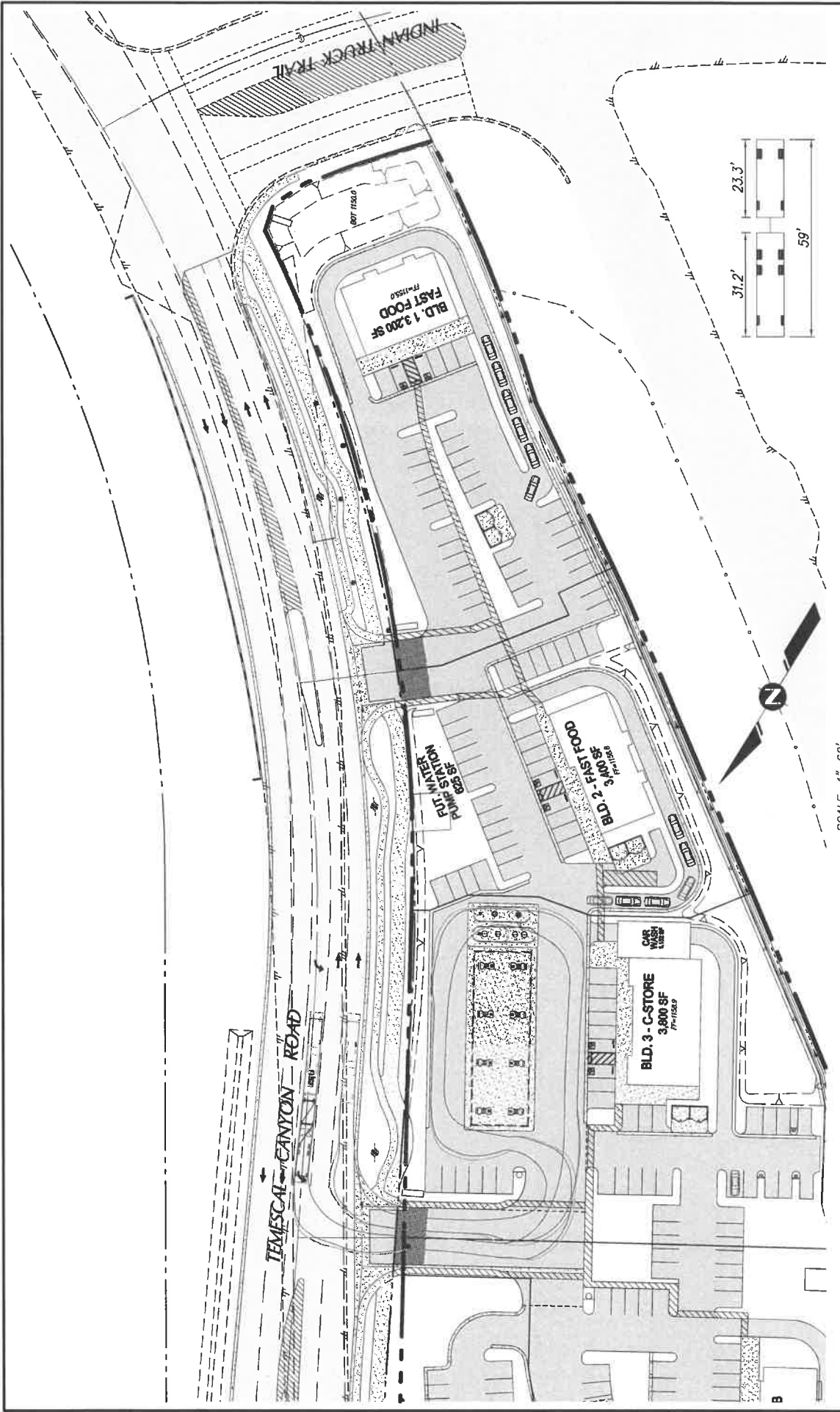
SEA-DRAWER


SHEET NO. **5** OF **6**

PROJECT: COUNTY OF RIVERSIDE
 TOSCANA VILLAGE AT TEMESCAL VALLEY
 LOT PLAN 86290 - EXHIBIT "A"
 PLAN SHEET



**TOSCANA VILLAGE
TRUCK TURNING EXHIBIT**



SCALE: 1"=60'

FUEL TANKER OVERALL LENGTH: 59'

KVA ENGINEERING
LAND PLANNING
SURVEYING

KVA ENGINEERING, INC.

107 N. BROADWAY STREET
SUITE 117
CENTRAL CALIFORNIA CENTER
FRESNO, CA 93704
TEL: (559) 238-4388
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TOSCANA VILLAGE TRUCK TURNING EXHIBIT



SHEET INDEX	
S1	Conceptual Site Plan
A1	Building 1 Elevations
A2	Building 1 Model Views
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SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

September 13, 2018 16047.06



DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

PHASE 1A

BLDG.	USE	SF	REGD. PARKING
BLDG. 1	FAST FOOD	3,400 SF	34 SP
BLDG. 2	FAST FOOD	3,400 SF	34 SP
BLDG. 3	CONVENIENCE STORE	1,152 SF	4 SP
BLDG. 4	GAS STN. / CAR WASH	2,739 SF	28 SP
BLDG. 5	RESTAURANT	14,281 SF	178 SP
TOTAL			

PARKING
 REQUIRED: 118 SPACES
 PROVIDED: 133 SPACES

*PARKING CALCULATIONS RESTAURANT & FAST FOOD:
 RESTAURANT: 2778 x .40 = 1111 SF SERVOING AREA
 1 SP/2 EMPLOYEES

ASSUMPTIONS:
 SERVING AREA = 40% OF TOTAL
 EMPLOYEES PER BLDG. = 8

CALCULATIONS:
 RESTAURANT: 2778 x .40 = 1111 SF SERVOING AREA
 EMPLOYEES: 8 = 4 SPACES
 TOTAL RESTAURANT = 28 SPACES

FAST FOOD (2): 6800 x .40 = 2720 SF SERVOING AREA
 EMPLOYEES: 16 = 8 SPACES
 TOTAL FAST FOOD = 87 SPACES

PHASE 1B

BLDG.	USE	SF	REGD. PARKING
BLDG. 5	2-STORY BUILDING TOTAL	30,700 SF	154 SP (139 REG SP)
BLDG. 6	OFFICE (247A)	15,300 SF	62 SP
BLDG. 8	RESTAURANT	36,700 SF	216 SP
TOTAL			

PARKING
 REQUIRED: 216 SPACES
 PROVIDED: 230 SPACES

*PARKING CALCULATIONS RESTAURANT:
 RESTAURANT: 36700 x .40 = 14680 SF SERVOING AREA
 1 SP/2 EMPLOYEES

ASSUMPTIONS:
 SERVING AREA = 40% OF TOTAL
 EMPLOYEES = 16

CALCULATIONS:
 RESTAURANT: 36700 x .40 = 14680 SF SERVOING AREA
 EMPLOYEES: 16 = 8 SPACES
 TOTAL RESTAURANT = 82 SPACES

PHASE 2

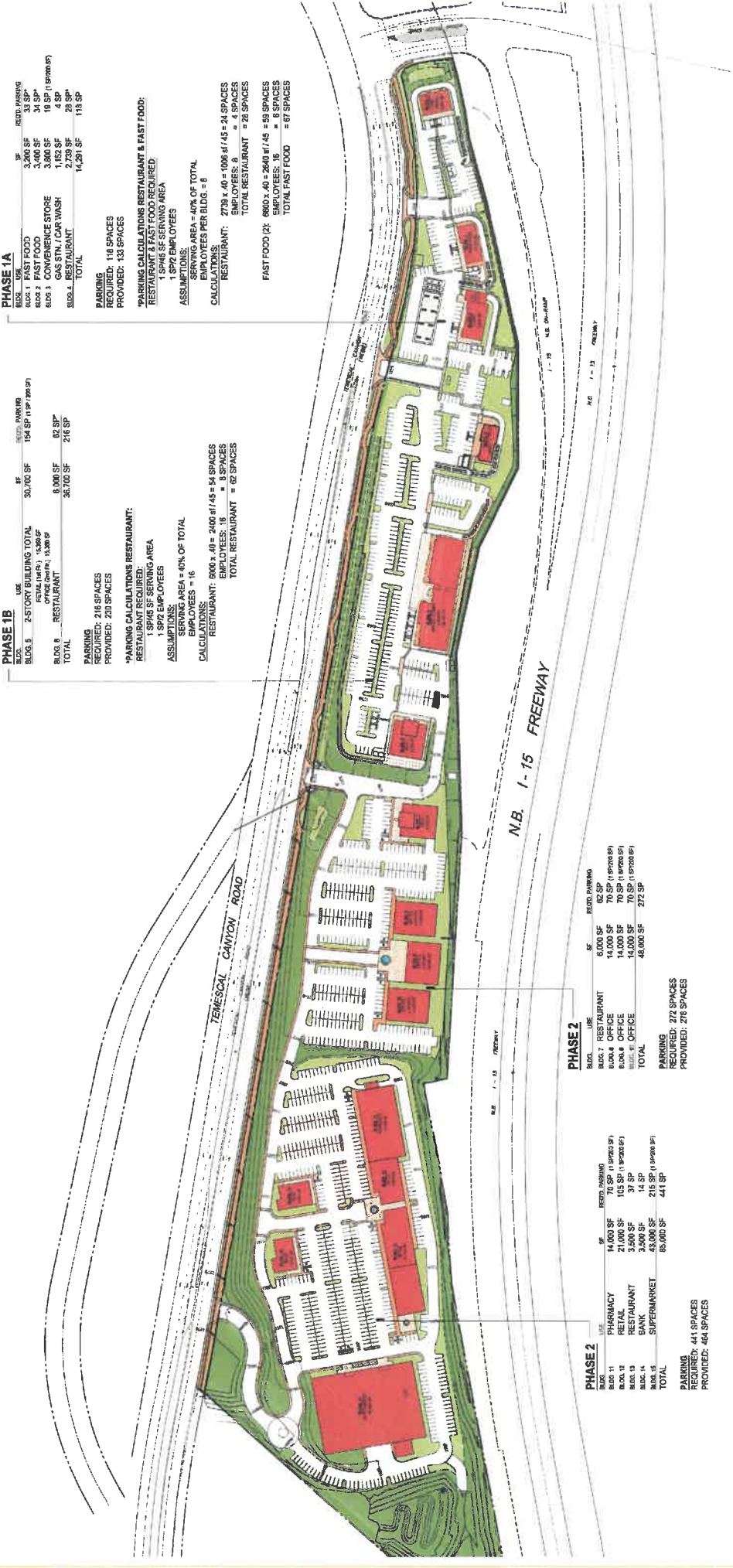
BLDG.	USE	SF	REGD. PARKING
BLDG. 7	RESTAURANT	6,000 SF	62 SP
BLDG. 8	OFFICE	11,000 SF	70 SP (15000 SF)
BLDG. 9	OFFICE	14,000 SF	70 SP (15000 SF)
BLDG. 10	OFFICE	14,000 SF	70 SP (15000 SF)
TOTAL		45,000 SF	272 SP

PARKING
 REQUIRED: 272 SPACES
 PROVIDED: 276 SPACES

PHASE 2

BLDG.	USE	SF	REGD. PARKING
BLDG. 11	PHARMACY	14,000 SF	70 SP (15000 SF)
BLDG. 12	RESTAURANT	3,500 SF	37 SP (15000 SF)
BLDG. 13	BANK	3,500 SF	14 SP
BLDG. 14	SUPERMARKET	43,000 SF	215 SP (15000 SF)
TOTAL		64,000 SF	441 SP

PARKING
 REQUIRED: 441 SPACES
 PROVIDED: 464 SPACES



**SPEEDWAY DEVELOPMENT LLP.
 TOSCANA VILLAGE AT TEMESCAL VALLEY**

RIVERSIDE COUNTY, CA

CONCEPTUAL SITE PLAN

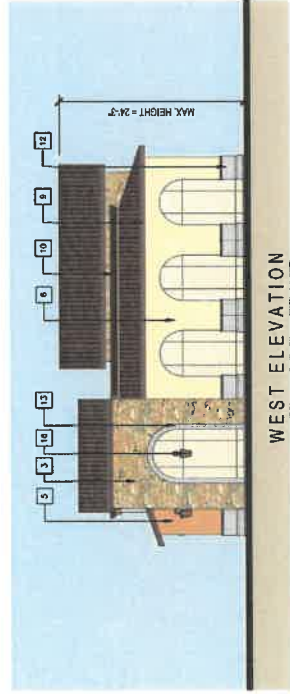


AUGUST 23, 2018 1:6047.00

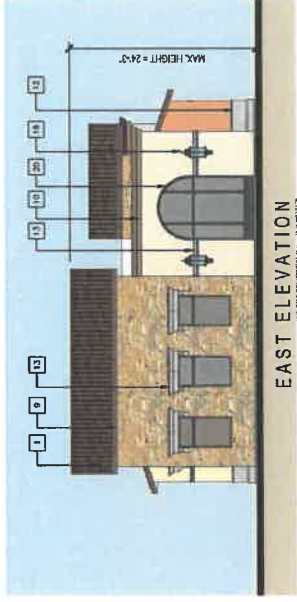
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING



NORTH ELEVATION



WEST ELEVATION



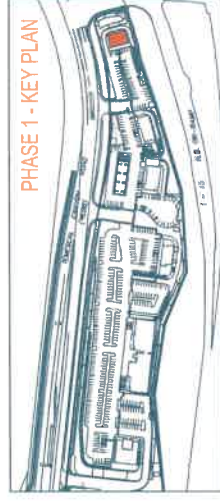
EAST ELEVATION



NORTH ELEVATION

MATERIALS LEGEND

- 1 CLAY TILE ROOF
- 2 RAFTER TAILS
- 3 STONE VENEER
- 4 PAINT 1 - SW 2803 (STUCCO)
- 5 PAINT 2 - SW 6116 (STUCCO)
- 6 PAINT 3 - SW 6101 (STUCCO)
- 7 PAINT 4 - SW 6385 (STUCCO)
- 8 PAINT 5 - SW 7621 (STUCCO)
- 9 PAINT 6 - SW 6076 (STUCCO TRIM 1)
- 10 PAINT 7 - SW 7508 (STUCCO TRIM 2)
- 11 PAINT 8 - SW 6006 (WROUGHT IRON)
- 12 PRE-CAST MANSCOT PANEL
- 13 PRE-CAST TRIM
- 14 PRE-CAST COLUMNS
- 15 METAL & GLASS CANOPY
- 16 DECORATIVE LIGHTING
- 17 DECORATIVE SHUTTER
- 18 DECORATIVE WROUGHT IRON
- 19 WOOD TRELLIS
- 20 ANODIZED ALUMINUM STOREFRONT
- 21 PAINTED METAL CANOPY
- 22 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS
- 23 ILLUMINATED LIGHT BOX
- 24 INTERNALLY ILLUMINATED WALL SIGN DISPLAY POSTER PANEL
- 25 PAINT 9 - SW 6321 RED BAY
- 26 PAINT 10 - RAL 7022 UMBRA GREY



PHASE 1 - KEY PLAN

SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

BUILDING 1 - ELEVATIONS

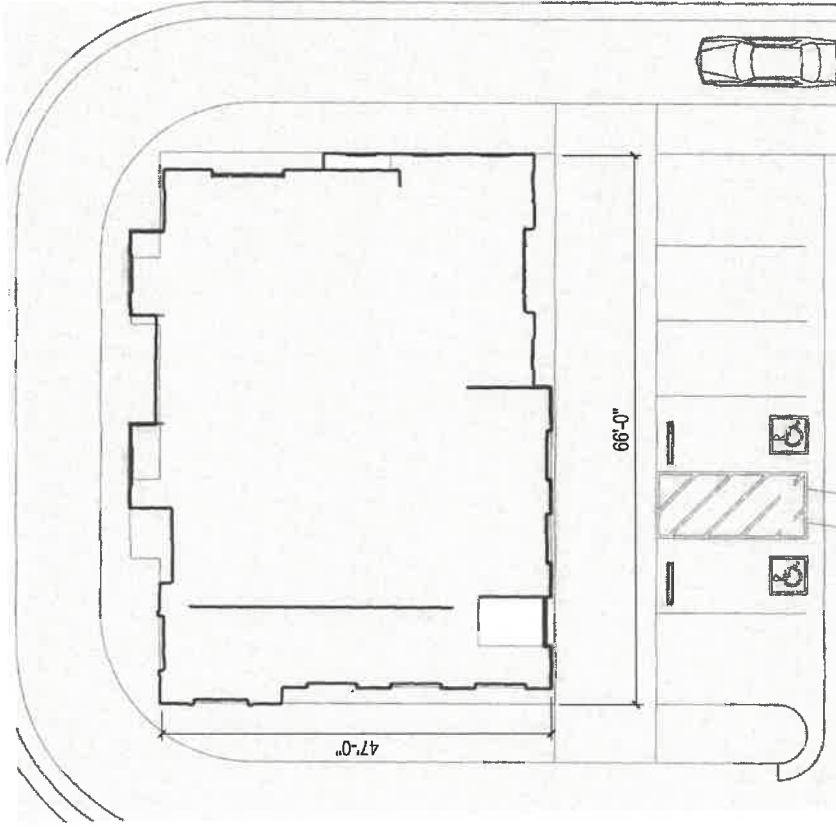
(N.T.S.)

September 13, 2018 16047.06

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

A1

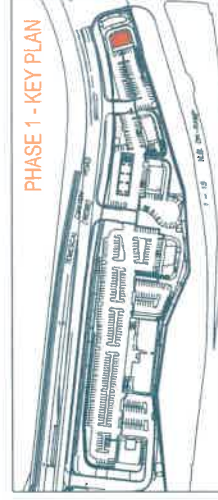




PLAN VIEW



PERSPECTIVE VIEW



PHASE 1 - KEY PLAN

SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

BUILDING 1 - MODEL VIEWS
 (N.T.S.)

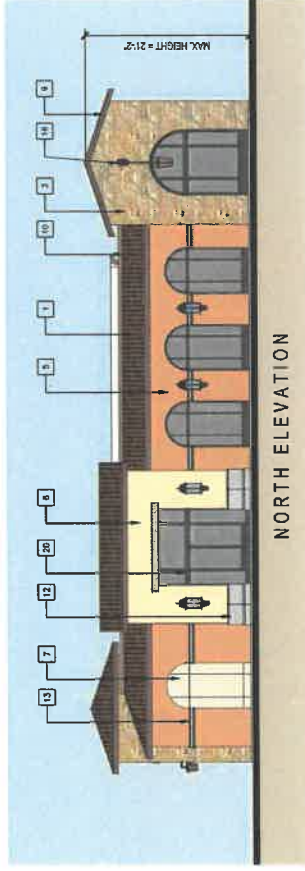
September 13, 2018 16047.06

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING

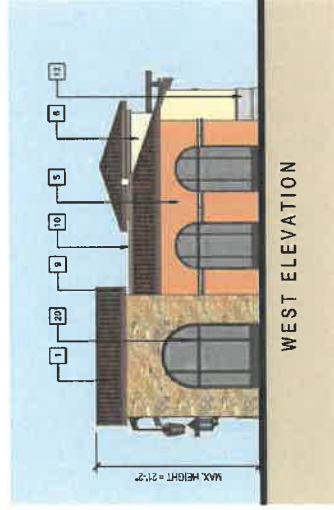


MATERIALS LEGEND

- 1 CLAY TILE ROOF
- 2 RAFTER TAILS
- 3 STONE VENEER
- 4 PAINT 1 - SW 2B34 (STUCCO)
- 5 PAINT 2 - SW 8116 (STUCCO)
- 6 PAINT 3 - SW 9101 (STUCCO)
- 7 PAINT 4 - SW 6386 (STUCCO)
- 8 PAINT 5 - SW 7821 (STUCCO)
- 9 PAINT 6 - SW 6076 (STUCCO TRIM 1)
- 10 PAINT 7 - SW 7509 (STUCCO TRIM 2)
- 11 PAINT 8 - SW 6056 (WROUGHT IRON)
- 12 PRE-CAST WAINSCOT PANEL
- 13 PRE-CAST TRIM
- 14 PRE-CAST COLUMNS
- 15 METAL & GLASS CANOPY
- 16 DECORATIVE LIGHTING
- 17 DECORATIVE SHUTTER
- 18 DECORATIVE WROUGHT IRON
- 19 WOOD TRELLIS
- 20 ANODIZED ALUMINUM STOREFRONT
- 21 PAINTED METAL CANOPY
- 22 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS
- 23 ILLUMINATED LIGHT BOX
- 24 INTERNALLY ILLUMINATED WALL SIGN
- 25 DISPLAY POSTER PANEL
- 26 PAINT 9 - SW 6321 RED BAY
- 27 PAINT 10 - RAL 7022 UMBRA GREY



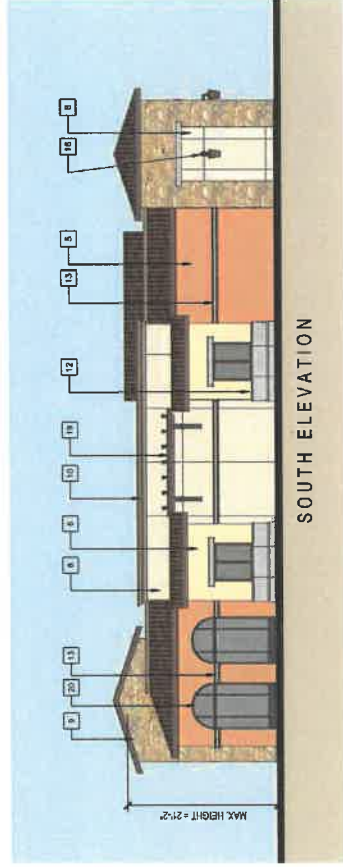
NORTH ELEVATION



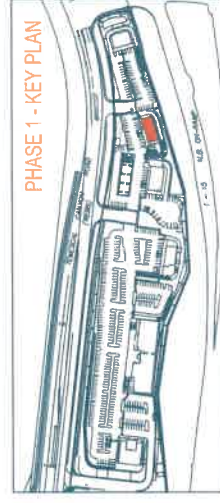
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



**SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY**

BUILDING 2 - ELEVATIONS
(N.T.S.)

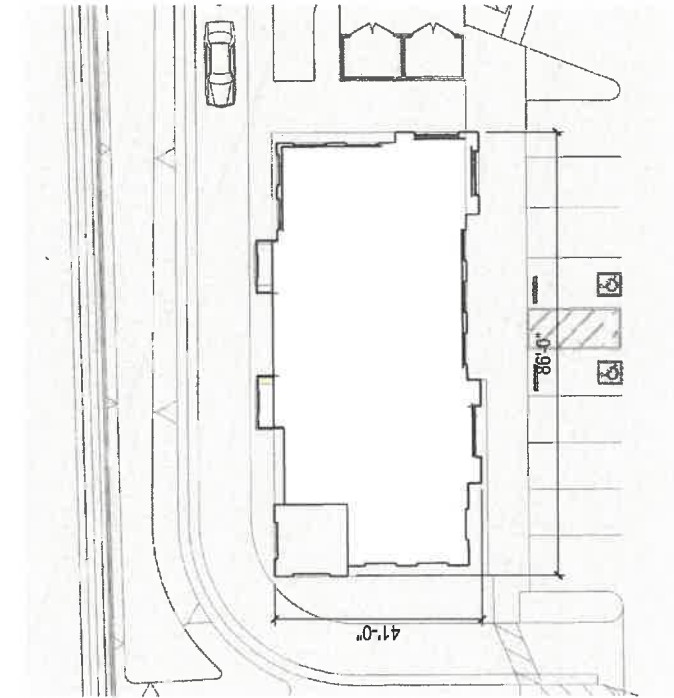
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DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

RIVERSIDE COUNTY, CA

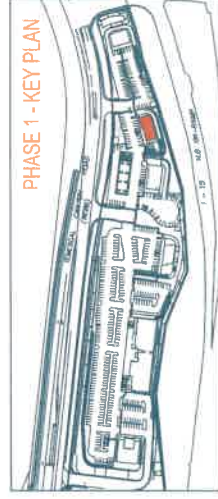
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PLAN VIEW



PERSPECTIVE VIEW



SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

BUILDING 2 - MODEL VIEWS

(N.T.S.)

September 13, 2018 16047.06

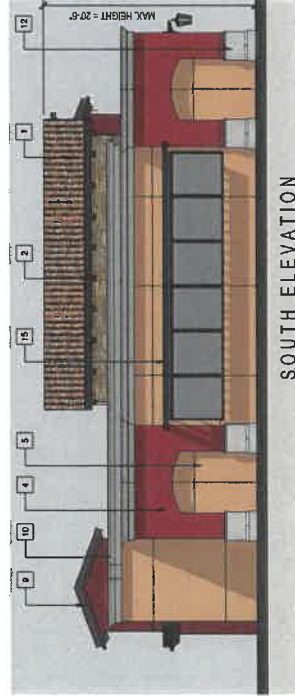
DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING



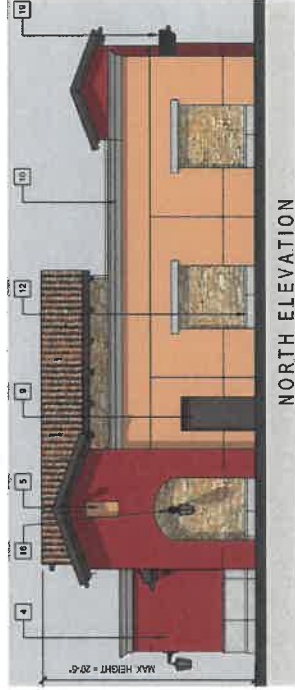
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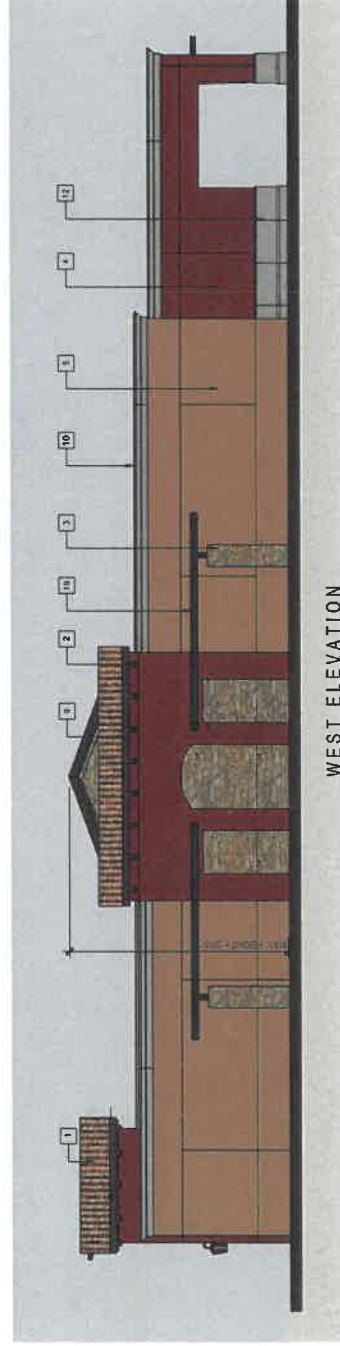
EAST ELEVATION



SOUTH ELEVATION



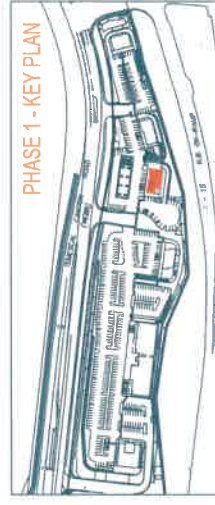
NORTH ELEVATION



WEST ELEVATION

MATERIALS LEGEND

- 1 QUAY TILE ROOF
- 2 RAFTER TAILS
- 3 STONE VENEER
- 4 PAINT 1 - SW 280 (TACCO)
- 5 PAINT 2 - SW 1715 (TACCO)
- 6 PAINT 3 - SW 1910 (TACCO)
- 7 PAINT 4 - SW 1558 (TACCO)
- 8 PAINT 5 - SW 742 (TACCO)
- 9 PAINT 6 - SW 6916 (TACCO TRIM 1)
- 10 PAINT 7 - SW 1558 (TACCO TRIM 2)
- 11 PAINT 8 - SW 1609 (W/ROUGHT IRON)
- 12 PRE-CAST WAINSCOT PANEL
- 13 PRE-CAST TRIM
- 14 PRE-CAST COLUMNS
- 15 METAL & GLASS CANOPY
- 16 DECORATIVE LIGHTING
- 17 DECORATIVE SHUTTER
- 18 DECORATIVE W/ROUGHT IRON
- 19 WOOD TRUSS
- 20 ANODIZED ALUMINUM STOREFRONT
- 21 PAINTED METAL CANOPY
- 22 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS
- 23 ILLUMINATED LIGHT FIX
- 24 INTERNALLY ILLUMINATED WALL SIGN
- 25 DISPLAY POSTER PANEL
- 26 PAINT 9 - SW 1821 (RED BAY)
- 27 PAINT 10 - PA1 7822 (LIMBA GREY)



PHASE 1 - KEY PLAN

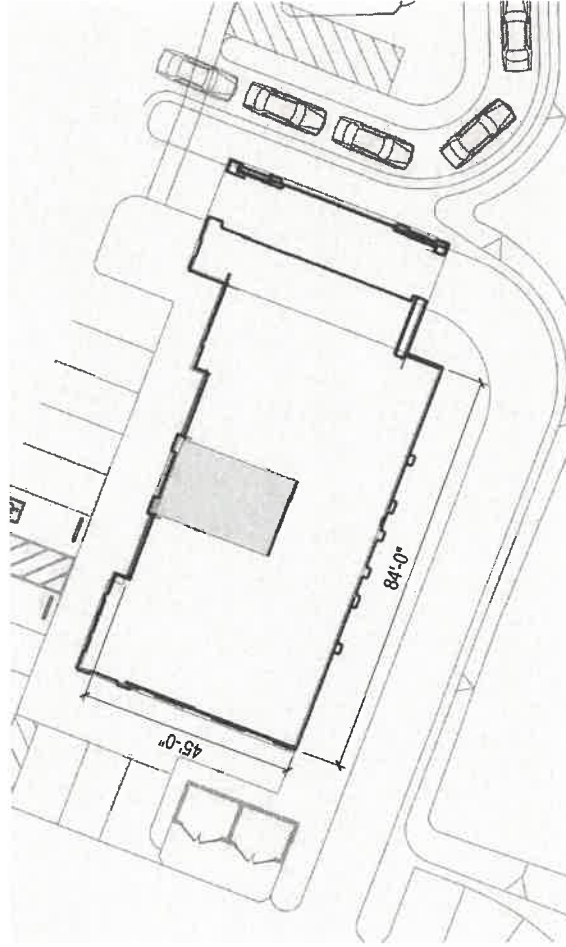
SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY
 RIVERSIDE COUNTY, CA

BUILDING 3 - ELEVATIONS
 (N.T.S.)
 September 13, 2018 16047.06

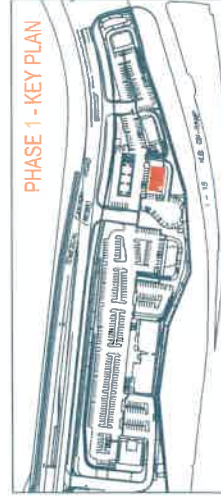




PERSPECTIVE VIEW



PLAN VIEW



PHASE 1 - KEY PLAN

SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

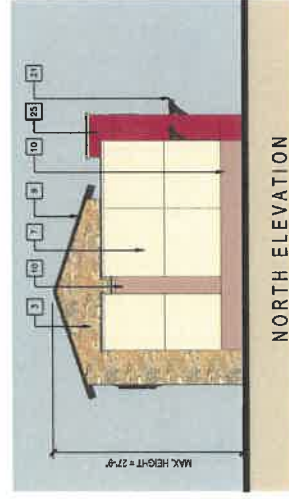
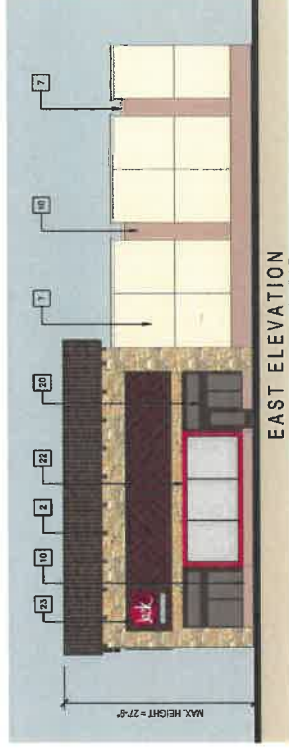
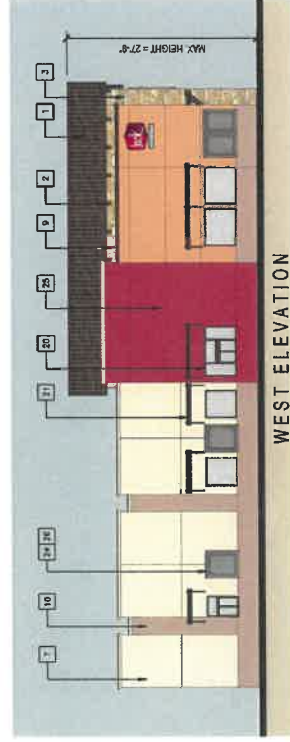
BUILDING 3 - MODEL VIEWS

(N.T.S.)

September 13, 2018 16047.06

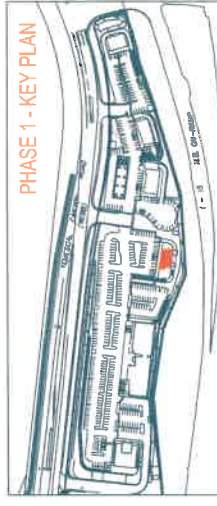


DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING



MATERIALS LEGEND

- 1 CLAY TILE ROOF
- 2 RAFTER TAILS
- 3 STONE VENEER
- 4 PAINT 1 - SW 280 (STUCCO)
- 5 PAINT 2 - SW 6116 (STUCCO)
- 6 PAINT 3 - SW 5181 (STUCCO)
- 7 PAINT 4 - SW 6385 (STUCCO)
- 8 PAINT 5 - SW 7621 (STUCCO)
- 9 PAINT 6 - SW 6076 (STUCCO TRIM 1)
- 10 PAINT 7 - SW 7508 (STUCCO TRIM 2)
- 11 PAINT 8 - SW 6086 (WROUGHT IRON)
- 12 PRECAST WAINSCOT PANEL
- 13 PRECAST TRIM
- 14 PRECAST COLUMNS
- 15 METAL & GLASS CANOPY
- 16 DECORATIVE LIGHTING
- 17 DECORATIVE SHUTTER
- 18 DECORATIVE WROUGHT IRON
- 19 WOOD TRELLIS
- 20 ANODIZED ALUMINUM STOREFRONT
- 21 PAINTED METAL CANOPY
- 22 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS
- 23 ILLUMINATED LIGHT BOX
- 24 INTERNALLY ILLUMINATED WALL SIGN
- 25 DISPLAY POSTER PANEL
- 26 PAINT 9 - SW 6321 RED BAY
- 28 PAINT 10 - RAL 7022 IMBRIA GREY



SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

BUILDING 4 - ELEVATIONS

(N.T.S.)

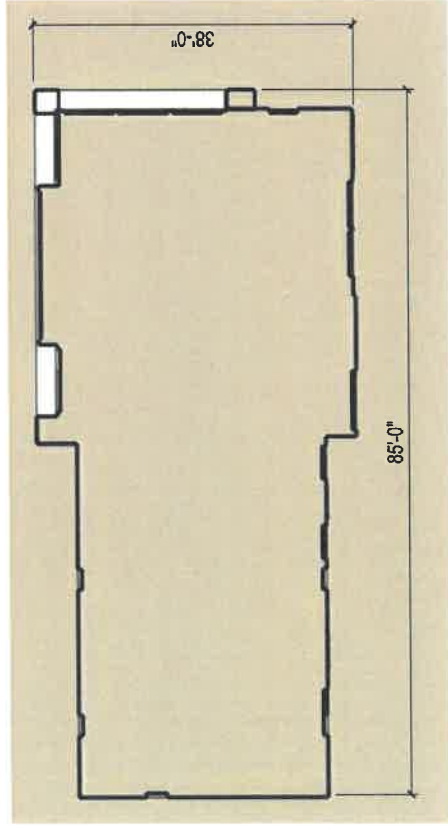
September 13, 2018 16047.06

RIVERSIDE COUNTY, CA

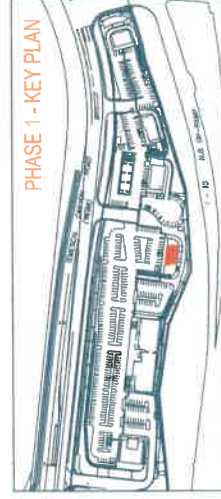
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING



PLAN VIEW



PERSPECTIVE VIEW



SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

BUILDING 4 - MODEL VIEWS
 (N.T.S.)
 September 13, 2018 16047.06

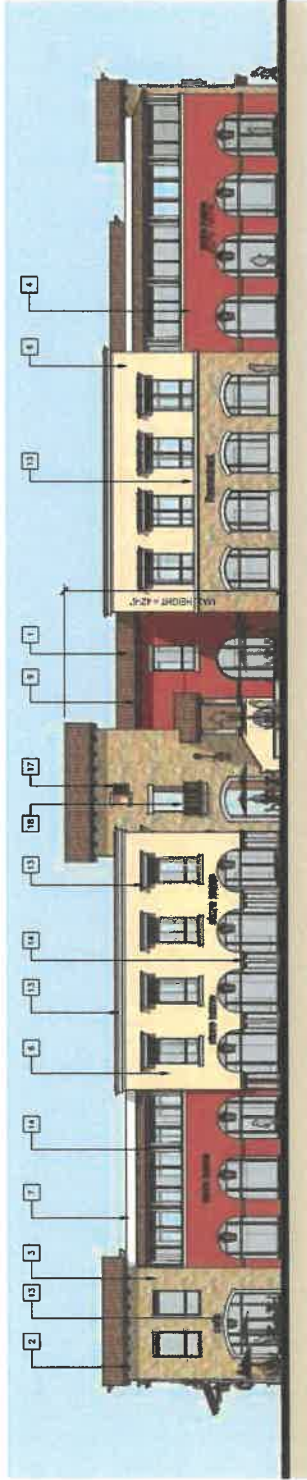


RIVERSIDE COUNTY, CA

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING

A8

MATERIALS LEGEND	
1	CLAY TILE ROOF
2	RAFTER TAILS
3	STONE VENEER
4	PAINT 1 - SW 2833 (STUCCO)
5	PAINT 2 - SW 6116 (STUCCO)
6	PAINT 3 - SW 9101 (STUCCO)
7	PAINT 4 - SW 6362 (STUCCO)
8	PAINT 5 - SW 7821 (STUCCO TRIM 1)
9	PAINT 6 - SW 6075 (STUCCO TRIM 1)
10	PAINT 7 - SW 7506 (STUCCO TRIM 2)
11	PAINT 8 - SW 6006 (WROUGHT IRON)
12	PRE-CAST TWINKSCOT PANEL
13	PRE-CAST TRIM
14	PRE-CAST COLUMNS
15	METAL & GLASS CANOPY
16	DECORATIVE LIGHTING
17	DECORATIVE SHUTTER
18	DECORATIVE WROUGHT IRON
19	WOOD TRELLIS
20	ANODIZED ALUMINUM STOREFRONT
21	PAINTED METAL CANOPY
22	FEATURE WINDOW POP-OUT W/ ALUMINUM BREAK METAL PANELS
23	ILLUMINATED LIGHT BOX
24	INTERNALLY ILLUMINATED WALL SIGN
25	DISPLAY POSTER PANEL
26	PAINT 9 - SW 6321 RED BAY
27	PAINT 10 - RAL 7022 UMBRA GREY



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

BUILDING 5 - ELEVATIONS

(N.T.S.)

September 13, 2018 16047.06



DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING



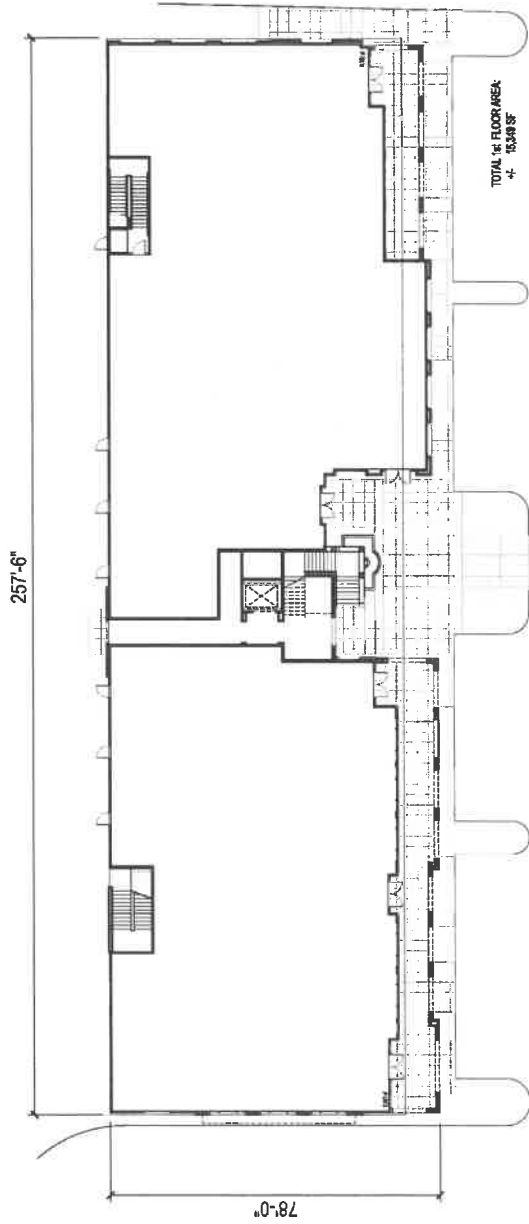
VIEW I



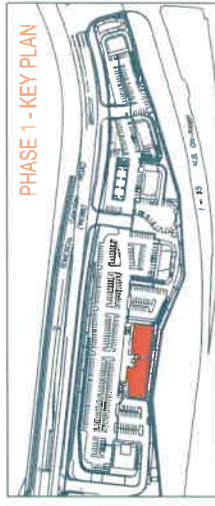
VIEW II



VIEW III



FLOOR PLAN



PHASE 1 - KEY PLAN

SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

BUILDING 5 - MODEL VIEWS

(N.T.S.)

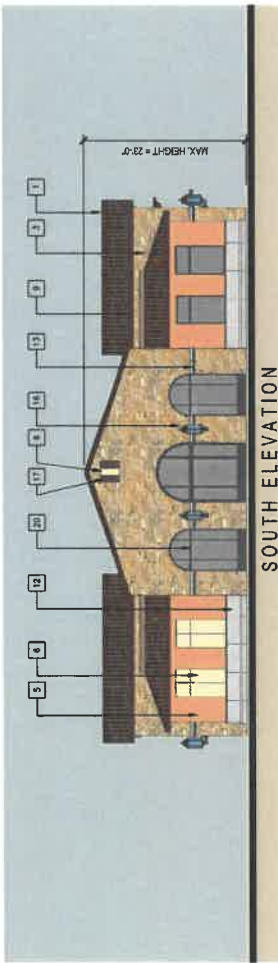
September 13, 2018 16047.06

RIVERSIDE COUNTY, CA

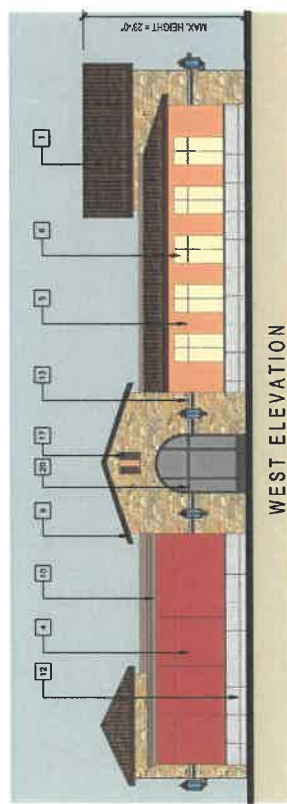
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING A10



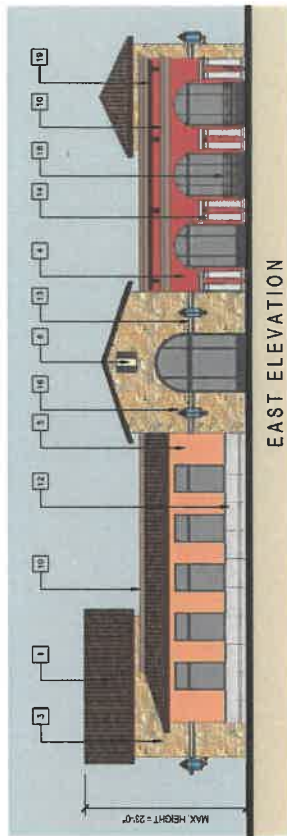
MATERIALS LEGEND	
1	CLAY TILE ROOF
2	RAFTER TAILS
3	STONE VENEER
4	PAINT 1 - SW 2886 (STUCCO)
5	PAINT 2 - SW 6116 (STUCCO)
6	PAINT 3 - SW 9101 (STUCCO)
7	PAINT 4 - SW 6386 (STUCCO)
8	PAINT 5 - SW 7821 (STUCCO)
9	PAINT 6 - SW 6076 (STUCCO TRIM 1)
10	PAINT 7 - SW 7586 (STUCCO TRIM 2)
11	PAINT 8 - SW 6086 (WROUGHT IRON)
12	PRE-CAST WAINSCOT PANEL
13	PRE-CAST TRIM
14	PRE-CAST COLUMNS
15	METAL & GLASS CANOPY
16	DECORATIVE LIGHTING
17	DECORATIVE SHUTTER
18	DECORATIVE WROUGHT IRON
19	WOOD TRELLIS
20	ANODIZED ALUMINUM STOREFRONT
21	PAINTED METAL CANOPY
22	FEATURE WINDOW POP OUT W/
23	ALUMINUM BREAK METAL PANELS
24	ILLUMINATED LIGHT BOX
25	INTERNALLY ILLUMINATED WALL SIGN
26	DISPLAY POSTER PANEL
27	PAINT 9 - SW 6821 RED BAY
28	PAINT 10 - PA1 7022 UMBRA GREY



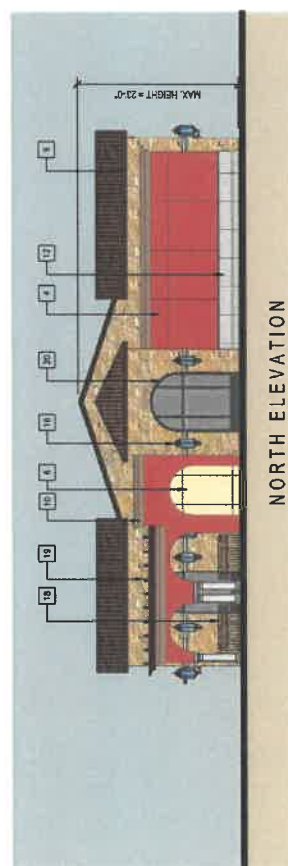
SOUTH ELEVATION



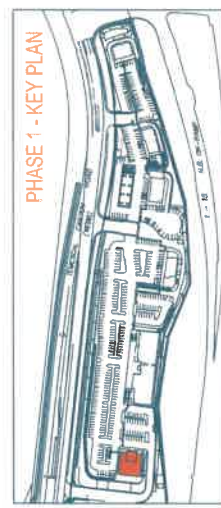
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

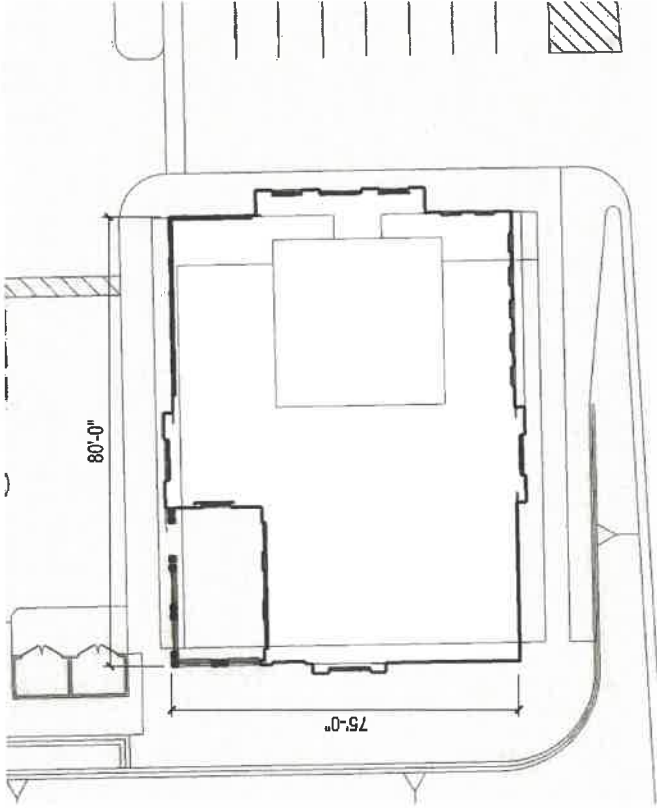
BUILDING 6 - ELEVATIONS
 (N.T.S.)
 September 13, 2018 16047.06

RIVERSIDE COUNTY, CA

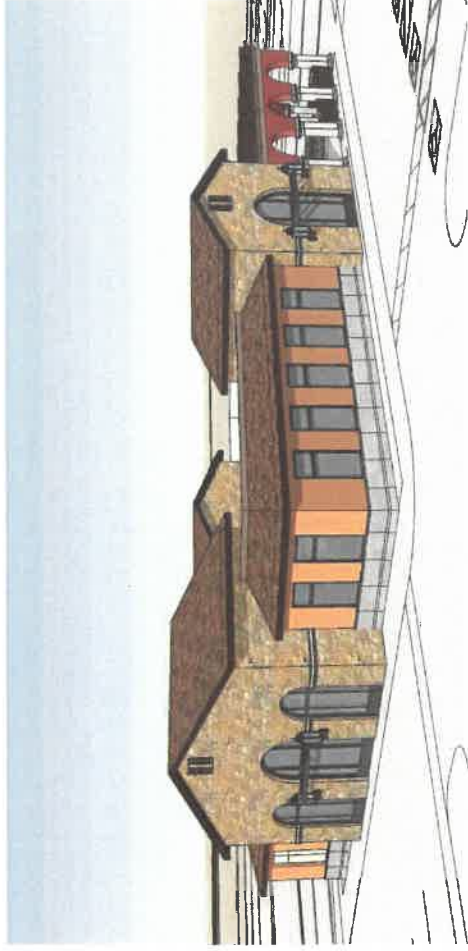
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING



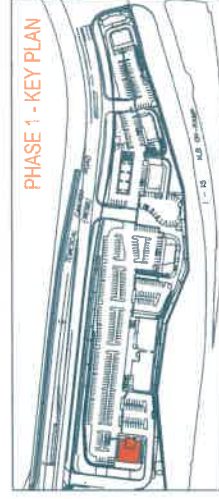
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FLOOR PLAN



PERSPECTIVE VIEW



SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

BUILDING 6 - MODEL VIEWS

(N.T.S.)

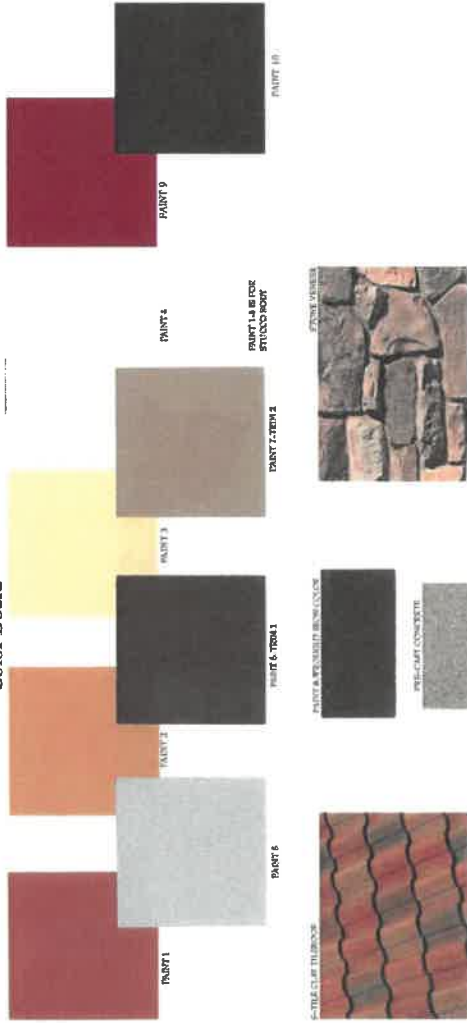
September 13, 2018 16047.06



DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING

A12

Color Board



Toscana Village at Temescal Valley
 Riverside County, CA
 Speedway Development llc.
 Danielian Associates 8/23/2018

TOSCANA VILLAGES
 SPEEDWAY DEVELOPMENT, LLP

Color and Materials Schedule	MANUFACTURER & COLOR
PAINT 1	CONCRETE TILE
PAINT 2	RED BRICK FINISH
PAINT 3	2001 BROWNISH TAUPE
PAINT 4	2014 STAINLESS
PAINT 5	2015 PURPLISH
PAINT 6	2016 GREY
PAINT 7	2017 BLACK
PAINT 8	2018 BLACK
PAINT 9	2019 BLACK
PAINT 10	2020 BLACK
PAINT 11	2021 BLACK
PAINT 12	2022 BLACK
PAINT 13	2023 BLACK
PAINT 14	2024 BLACK
PAINT 15	2025 BLACK
PAINT 16	2026 BLACK
PAINT 17	2027 BLACK
PAINT 18	2028 BLACK
PAINT 19	2029 BLACK
PAINT 20	2030 BLACK
PAINT 21	2031 BLACK
PAINT 22	2032 BLACK
PAINT 23	2033 BLACK
PAINT 24	2034 BLACK
PAINT 25	2035 BLACK
PAINT 26	2036 BLACK
PAINT 27	2037 BLACK
PAINT 28	2038 BLACK
PAINT 29	2039 BLACK
PAINT 30	2040 BLACK
PAINT 31	2041 BLACK
PAINT 32	2042 BLACK
PAINT 33	2043 BLACK
PAINT 34	2044 BLACK
PAINT 35	2045 BLACK
PAINT 36	2046 BLACK
PAINT 37	2047 BLACK
PAINT 38	2048 BLACK
PAINT 39	2049 BLACK
PAINT 40	2050 BLACK
PAINT 41	2051 BLACK
PAINT 42	2052 BLACK
PAINT 43	2053 BLACK
PAINT 44	2054 BLACK
PAINT 45	2055 BLACK
PAINT 46	2056 BLACK
PAINT 47	2057 BLACK
PAINT 48	2058 BLACK
PAINT 49	2059 BLACK
PAINT 50	2060 BLACK
PAINT 51	2061 BLACK
PAINT 52	2062 BLACK
PAINT 53	2063 BLACK
PAINT 54	2064 BLACK
PAINT 55	2065 BLACK
PAINT 56	2066 BLACK
PAINT 57	2067 BLACK
PAINT 58	2068 BLACK
PAINT 59	2069 BLACK
PAINT 60	2070 BLACK
PAINT 61	2071 BLACK
PAINT 62	2072 BLACK
PAINT 63	2073 BLACK
PAINT 64	2074 BLACK
PAINT 65	2075 BLACK
PAINT 66	2076 BLACK
PAINT 67	2077 BLACK
PAINT 68	2078 BLACK
PAINT 69	2079 BLACK
PAINT 70	2080 BLACK
PAINT 71	2081 BLACK
PAINT 72	2082 BLACK
PAINT 73	2083 BLACK
PAINT 74	2084 BLACK
PAINT 75	2085 BLACK
PAINT 76	2086 BLACK
PAINT 77	2087 BLACK
PAINT 78	2088 BLACK
PAINT 79	2089 BLACK
PAINT 80	2090 BLACK
PAINT 81	2091 BLACK
PAINT 82	2092 BLACK
PAINT 83	2093 BLACK
PAINT 84	2094 BLACK
PAINT 85	2095 BLACK
PAINT 86	2096 BLACK
PAINT 87	2097 BLACK
PAINT 88	2098 BLACK
PAINT 89	2099 BLACK
PAINT 90	2100 BLACK

MANUFACTURER:
 PAINT MANUFACTURER
 COLOR CODE:
 2001 BROWNISH TAUPE

SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

Color Board & Materials Schedule

September 13, 2018 16047.06

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING A13





ARCO
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

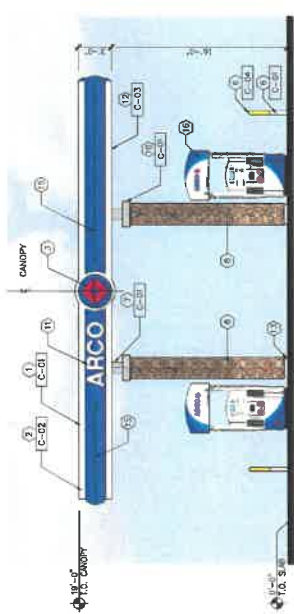
INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

KEYED NOTES:

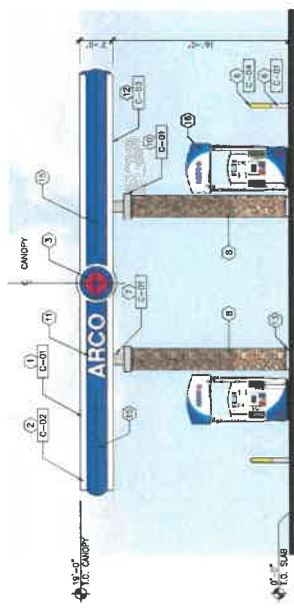
- 1 METAL BRACKETING, INTERNAL TRIMMING PER ARCHITECTURAL SHOP DRAWING
- 2 PLASTIC BELLHOUSE
- 3 ILLUMINATED SHANK LOGO ON A.C.M. SEE SIGN PROGRAM FOR DETAILS
- 4 CITY CAMERAS, EXACT LOCATIONS TO BE DETERMINED BY SECURITY CONTRACTOR
- 5 BRIDGE (TOP) 7/2" - YELLOW
- 6 BRIDGE (BOTTOM) 7/2" - PEARL
- 7 COLUMNS
- 8 STONE VENEER, IL DONORS STONE "HILL STONE" (LUCERA)
- 9 PUMP TRIM
- 10 ILLUMINATED ARCO CHANNEL LETTERS
- 11 UNDER CANOPY SIGNING
- 12 4" HIGH METAL BRIDGE
- 13 4" HIGH METAL BRIDGE
- 14 LED BLUE LASER LINE
- 15 ILLUMINATED VALANCE

PAINTS LEGEND:

- C-01 BRIDGE SIGNING, TOP PAINT
- C-02 BRIDGE SIGNING, BOTTOM PAINT
- C-03 BRIDGE SIGNING, SIDE PAINT
- C-04 BRIDGE SIGNING, END PAINT
- C-05 BRIDGE SIGNING, LETTER PAINT
- C-06 BRIDGE SIGNING, LETTER PAINT
- C-07 BRIDGE SIGNING, LETTER PAINT
- C-08 BRIDGE SIGNING, LETTER PAINT
- C-09 BRIDGE SIGNING, LETTER PAINT
- C-10 BRIDGE SIGNING, LETTER PAINT
- C-11 BRIDGE SIGNING, LETTER PAINT
- C-12 BRIDGE SIGNING, LETTER PAINT
- C-13 BRIDGE SIGNING, LETTER PAINT
- C-14 BRIDGE SIGNING, LETTER PAINT
- C-15 BRIDGE SIGNING, LETTER PAINT
- C-16 BRIDGE SIGNING, LETTER PAINT
- C-17 BRIDGE SIGNING, LETTER PAINT
- C-18 BRIDGE SIGNING, LETTER PAINT
- C-19 BRIDGE SIGNING, LETTER PAINT
- C-20 BRIDGE SIGNING, LETTER PAINT
- C-21 BRIDGE SIGNING, LETTER PAINT
- C-22 BRIDGE SIGNING, LETTER PAINT
- C-23 BRIDGE SIGNING, LETTER PAINT
- C-24 BRIDGE SIGNING, LETTER PAINT
- C-25 BRIDGE SIGNING, LETTER PAINT
- C-26 BRIDGE SIGNING, LETTER PAINT
- C-27 BRIDGE SIGNING, LETTER PAINT
- C-28 BRIDGE SIGNING, LETTER PAINT
- C-29 BRIDGE SIGNING, LETTER PAINT
- C-30 BRIDGE SIGNING, LETTER PAINT
- C-31 BRIDGE SIGNING, LETTER PAINT
- C-32 BRIDGE SIGNING, LETTER PAINT
- C-33 BRIDGE SIGNING, LETTER PAINT
- C-34 BRIDGE SIGNING, LETTER PAINT
- C-35 BRIDGE SIGNING, LETTER PAINT
- C-36 BRIDGE SIGNING, LETTER PAINT
- C-37 BRIDGE SIGNING, LETTER PAINT
- C-38 BRIDGE SIGNING, LETTER PAINT
- C-39 BRIDGE SIGNING, LETTER PAINT
- C-40 BRIDGE SIGNING, LETTER PAINT
- C-41 BRIDGE SIGNING, LETTER PAINT
- C-42 BRIDGE SIGNING, LETTER PAINT
- C-43 BRIDGE SIGNING, LETTER PAINT
- C-44 BRIDGE SIGNING, LETTER PAINT
- C-45 BRIDGE SIGNING, LETTER PAINT
- C-46 BRIDGE SIGNING, LETTER PAINT
- C-47 BRIDGE SIGNING, LETTER PAINT
- C-48 BRIDGE SIGNING, LETTER PAINT
- C-49 BRIDGE SIGNING, LETTER PAINT
- C-50 BRIDGE SIGNING, LETTER PAINT



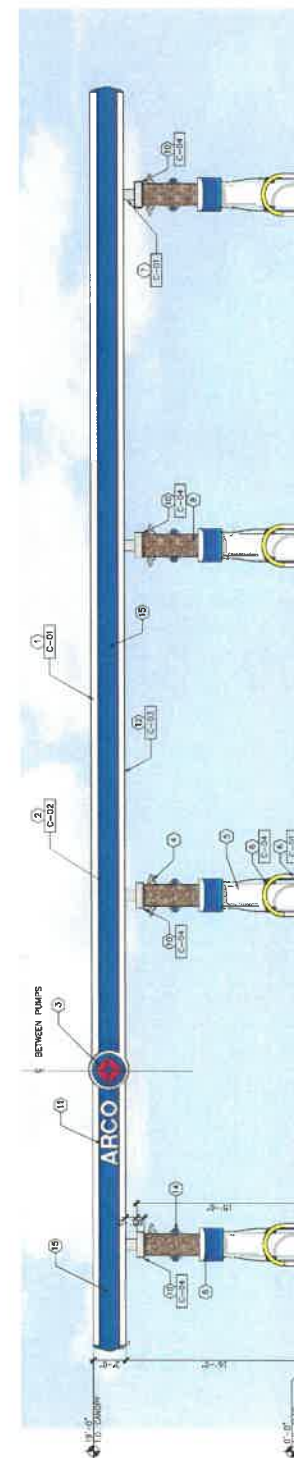
SECONDARY STREET SIDE



SECONDARY STREET SIDE

18 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

18 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



PRIMARY STREET SIDE

19 EAST ELEVATION
 SCALE: 3/16" = 1'-0"

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

CA2-1

ARCO NPI
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
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 3800 AM/PM
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INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

INDIAN TRUCK TRAIL
 3800 AM/PM
 BUILDING

TOSCANA VILLAGE



Temescal Valley

Temescal Canyon Road & Indian Truck Trail
Corona, California

PROJECT SIGN & TENANT GUIDELINES

July 26, 2017
PHASE I August 15, 2018



880 Columbia Ave.
Riverside, CA 92507

P: 951.682.9660
F: 951.682.9665
www.fusionsign.com

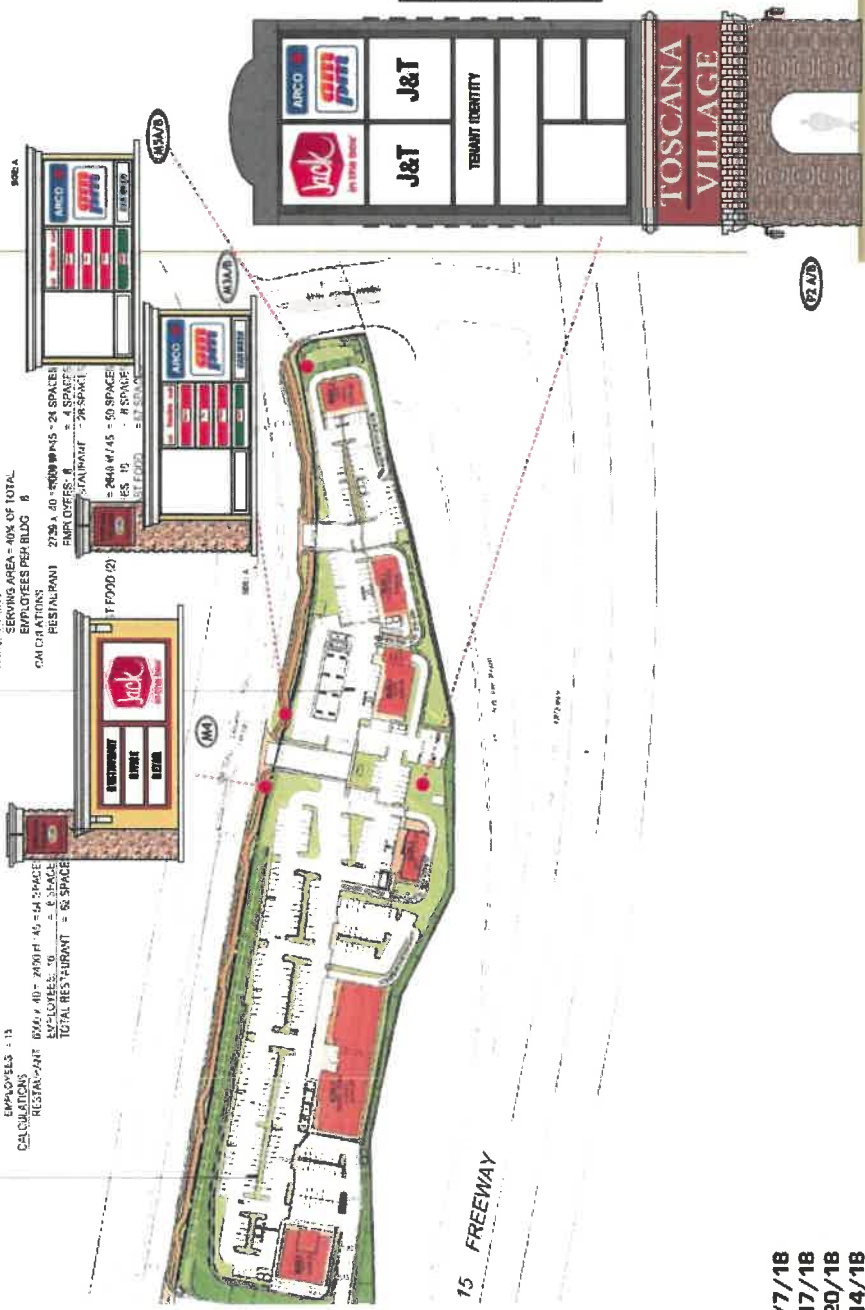
PHASE 1B
 USE: 2-STARBUCKS, 1-AM/PM, 1-RESTAURANT, 1-CONFERENCE STORE
 30,747 SF
 6,002 SF
 36,749 SF

PARKING
 REQUIRED 118 SPACES
 PROVIDED 118 SPACES
 *PARKING CALCULATIONS RESTAURANT & FAST FOOD:
 RESTAURANT & FAST FOOD REQUIRED
 * 1 SPAC PER SERVING AREA
 * 1 SPAC PER EMPLOYEE
 ASSUMPTIONS:
 SERVING AREA = 65% OF TOTAL
 EMPLOYEES = 15
 CALCULATIONS:
 RESTAURANT 2736.140 = 40000 SPACES = 24 SPACES
 EMPLOYEES = 15 = 4 SPACES
 TOTAL RESTAURANT = 68 SPACES

PHASE 1A
 USE: 1-FAST FOOD, 1-CONFERENCE STORE, 1-GAS STN, 1-CAR WASH, 1-RESTAURANT
 3,799 SF
 3,890 SF
 1,100 SF
 2,420 SF
 14,209 SF

PARKING
 REQUIRED 118 SPACES
 PROVIDED 118 SPACES
 *PARKING CALCULATIONS RESTAURANT & FAST FOOD:
 RESTAURANT & FAST FOOD REQUIRED
 * 1 SPAC PER SERVING AREA
 * 1 SPAC PER EMPLOYEE
 ASSUMPTIONS:
 SERVING AREA = 40% OF TOTAL
 EMPLOYEES PER BLDG = 8
 CALCULATIONS:
 RESTAURANT 2736.140 = 40000 SPACES = 24 SPACES
 EMPLOYEES = 8 = 4 SPACES
 TOTAL RESTAURANT = 28 SPACES

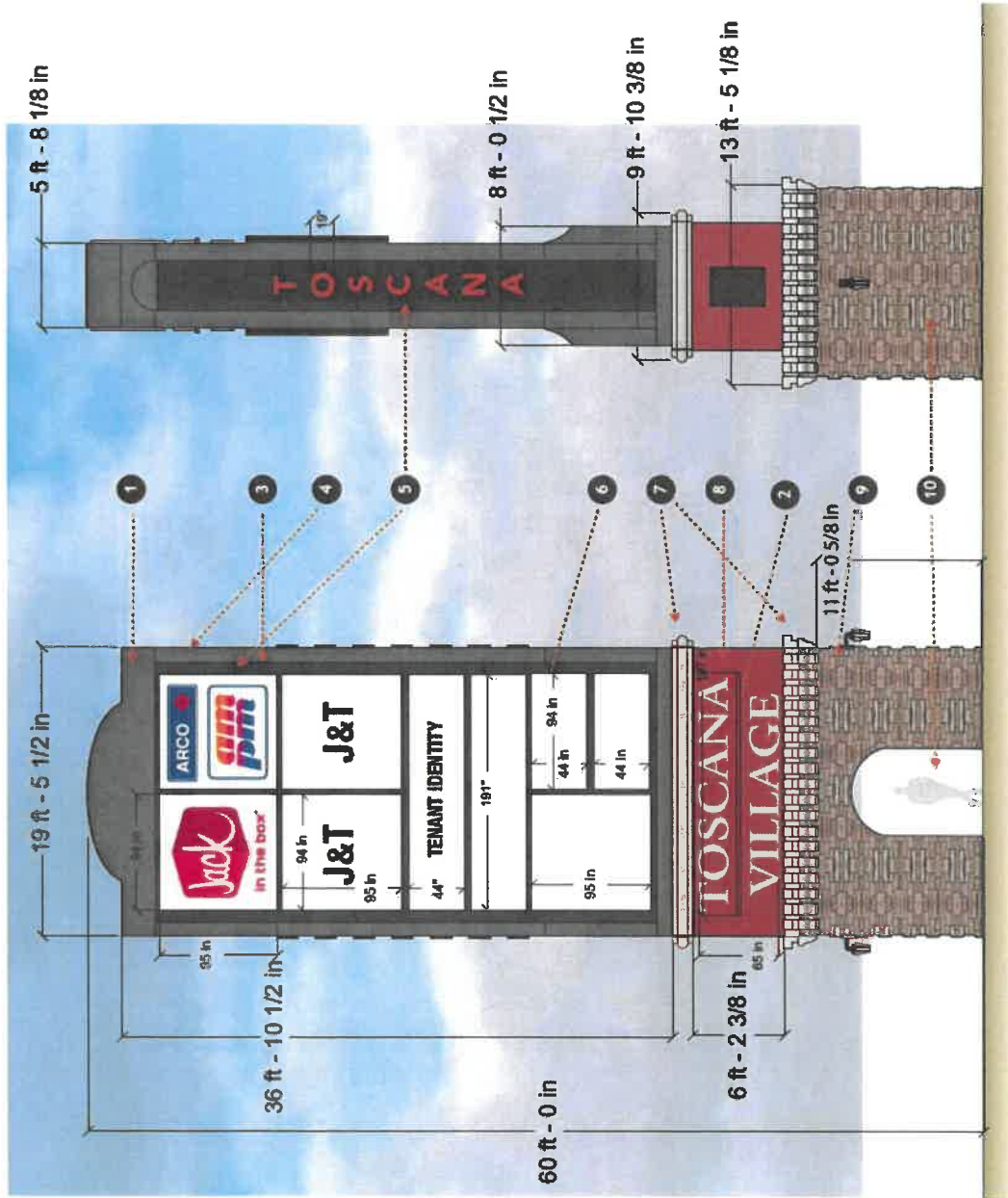
1. AM/PM
2. Arco
3. Pad 1
4. Pad 2
5. Additional Retail
6. Additional Retail



PHASE 1	
P2 A/B	Double Faced Pylon Signs
M3 A/B	Double Faced Monument Signs
M4	Single Faced Monument Signs
M5 A/B	Double Faced Monument Signs

1. AM/PM
2. Arco
3. Pad 1
4. Pad 2
5. Additional Retail
6. Additional Retail

Revision: 2/7/18
 7/17/18
 7/20/18
 8/14/18
 10/31/18
 11/01/18



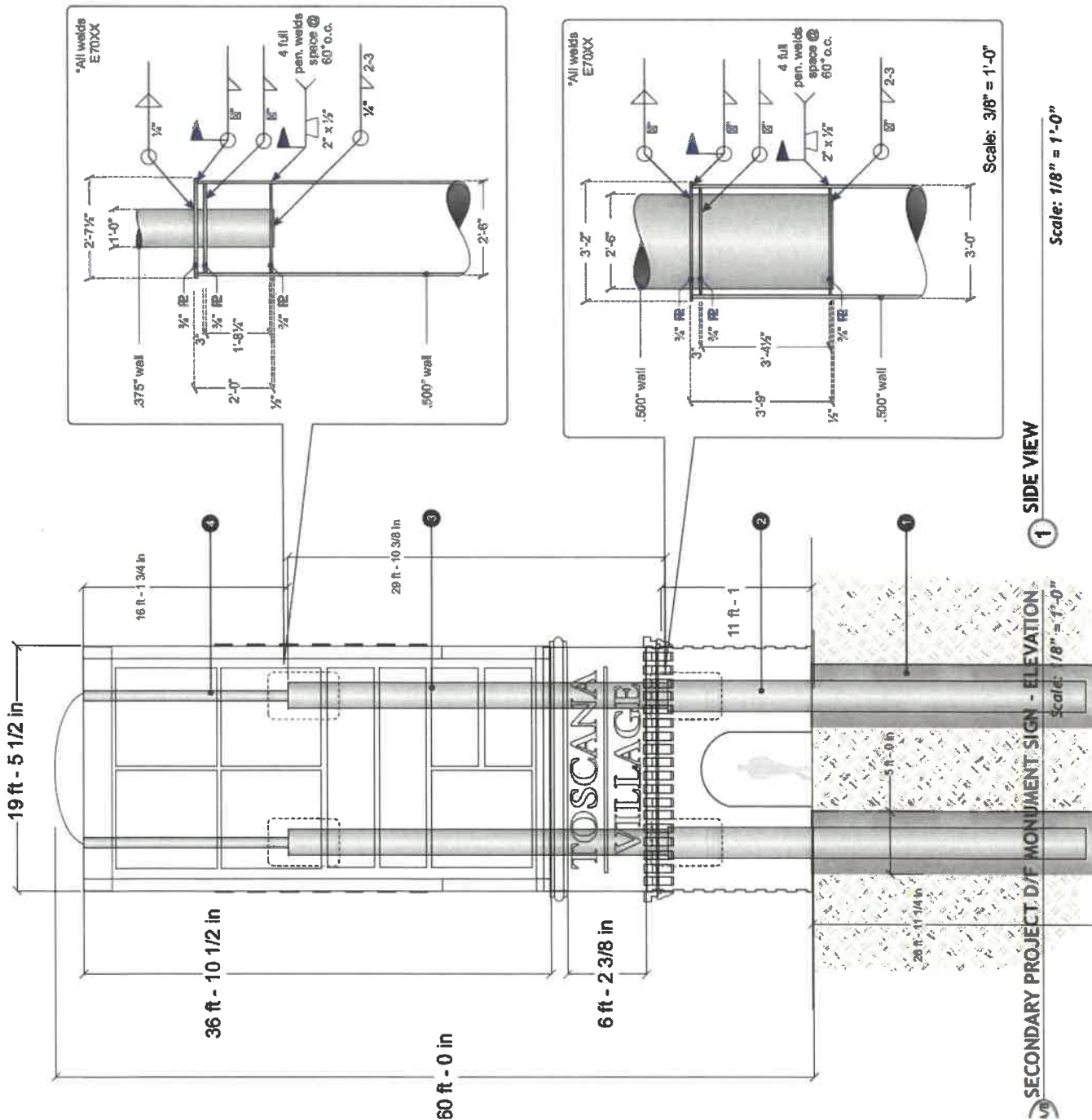
- 1 .080 Aluminum Cladding with Painted Finish
- 2 Aluminum Cabinet Vinyl DVP (Logo Bug)
- 3 Recessed Steel Mesh Accent on Structure
- 4 Project Identity to be halo-illuminated channel letters
- 5 Halo Illuminated Channel Letters Front/Side
- 6 Internally Illuminated Sign Cabinets (Panels)
- 7 Foam Custom Decorative Trim with Painted Stucco Finish
- 8 .080 Aluminum Cladding
- 9 El Dorado Stone Limestone_San-Marino Base
- 10 Stucco Recessed Painted Tan with Access Door

Color Specs TBD



Project: Toscana Village
Address: Temescal Canyon Rd @ Indian Truck Trail, Corona, CA
Account Manager: Loren Hanson
Designer: Amel Cadatal
Scale: As noted
Design No.: Toscana Village.dwg
Date: May 12, 2017
Revisions: August 15, 2018

This is a preliminary design created by Fusion Design. It is intended for your approval. It is not a contract. No liability is assumed for any errors, omissions, or delays. The client or architect is responsible for the final design and construction. Fusion Design is not responsible for any design errors or omissions. Actual construction shall be in accordance with the approved construction documents. © 2018 Fusion Design. All rights reserved.



1. Poured in place consolidated concrete footing. f'c = 2,500 psi
2. 3'-0" diameter x 1/4" wall steel upright pipe support. Pipe supports to be infilled with concrete up to grade level.
3. 2'-6" diameter x 1/2" wall steel upright pipe support.
4. 1'-0" diameter x 3/4" wall steel upright pipe support.

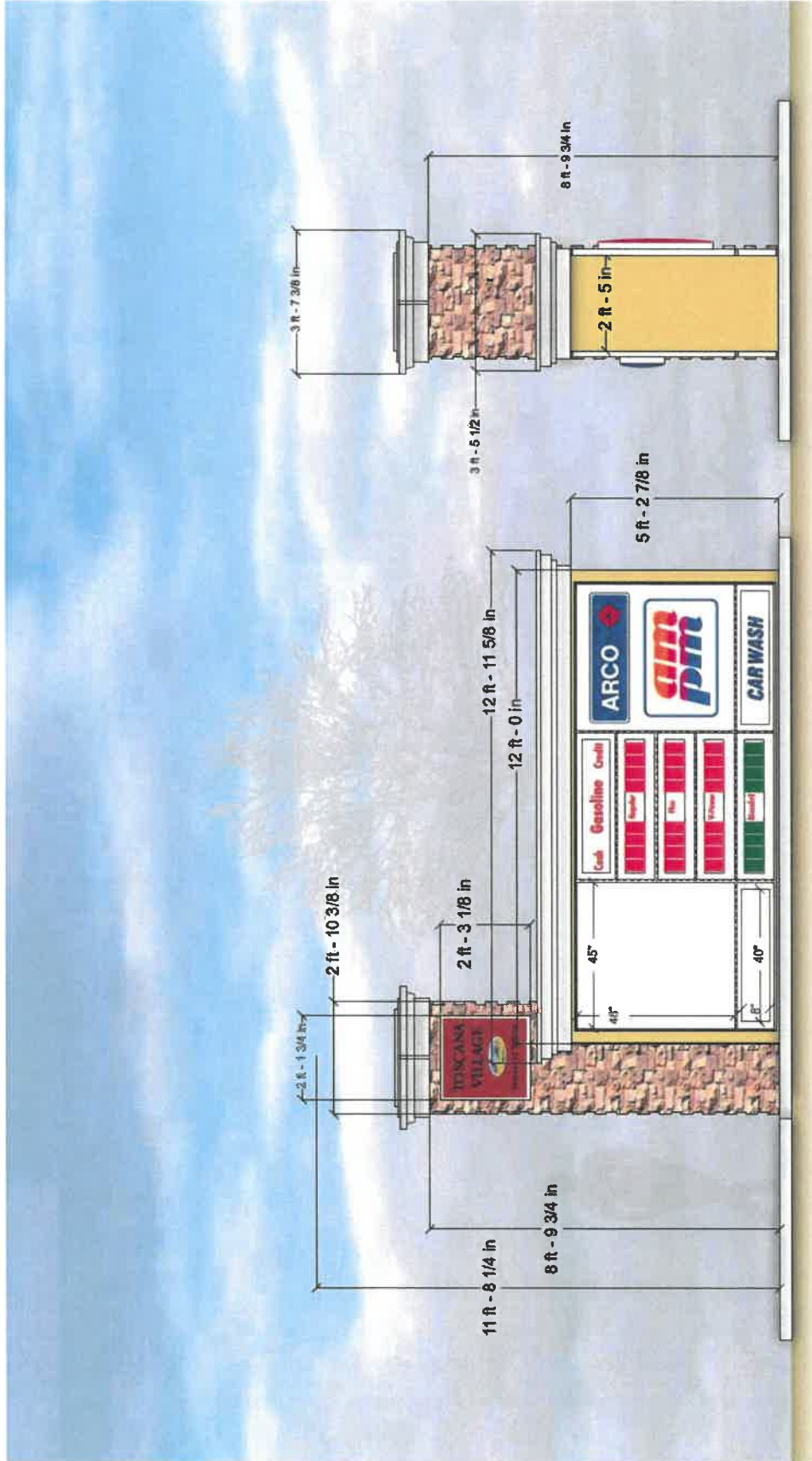
Scale: 1/8" = 1'-0"

Scale: 3/8" = 1'-0"

Scale: 1/8" = 1'-0"

SECONDARY PROJECT D/F MONUMENT SIGN - ELEVATION





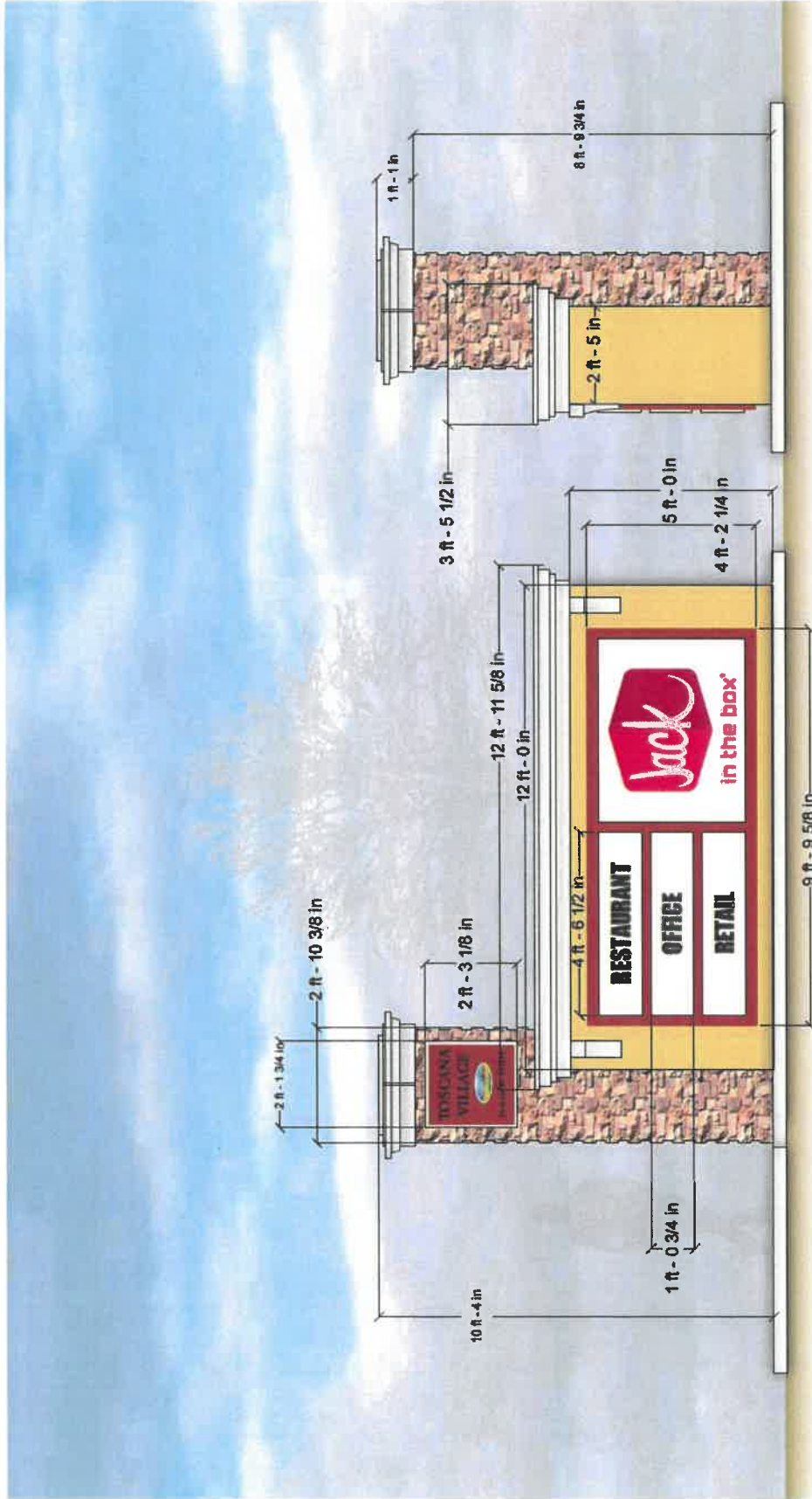
D/F MONUMENT SIGN WITH GASOLINE PRICING - ELEVATION

① SIDE VIEW

Scale: 3/8" = 1'-0"

① SIDE VIEW

Scale: 3/8" = 1'-0"



M-4 S/F MONUMENT SIGN WITH TENANT PANELS - ELEVATION

Scale: 3/8" = 1'-0"

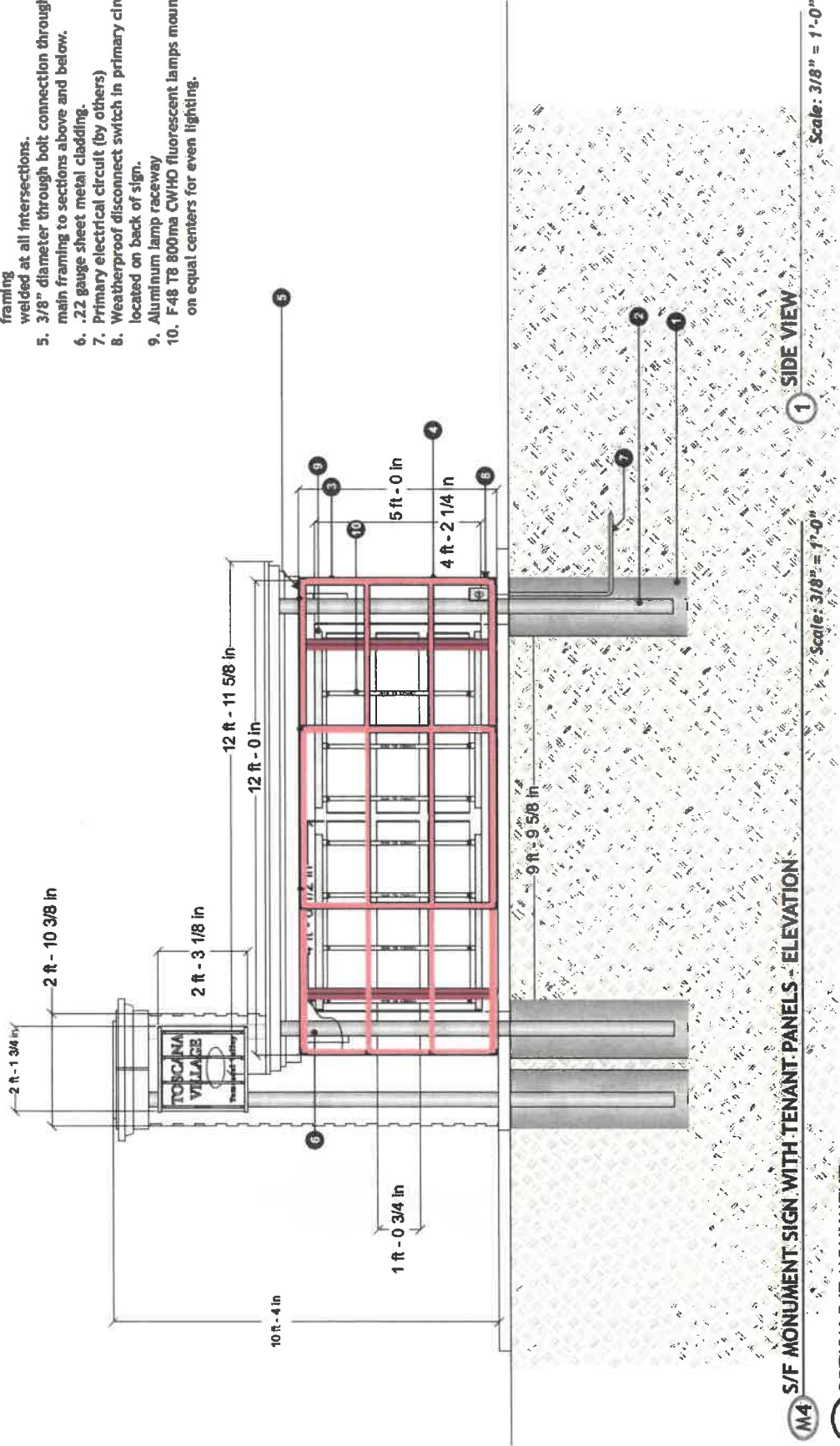
1 SIDE VIEW

Scale: 3/8" = 1'-0"

FRAMING & FABRICATION DETAILS

Scale: 3/8" = 1'-0"

1. Poured in place consolidated concrete footing.
2. $f_c = 2,500$ psi
3. 6" diameter x 1/8" wall steel upright pipe support.
4. 2" x 2" x .250" wall steel angle main framing welded at all intersections.
5. 1 1/2" x 1 1/2" x .1875" wall steel angle intermediate framing welded at all intersections.
6. 3/8" diameter through bolt connection through main framing to sections above and below.
7. .22 gauge sheet metal cladding.
8. Primary electrical circuit (by others) located on back of sign.
9. Aluminum lamp raceway
10. F-48 T8 800ma CWHO fluorescent lamps mounted on equal centers for even lighting.



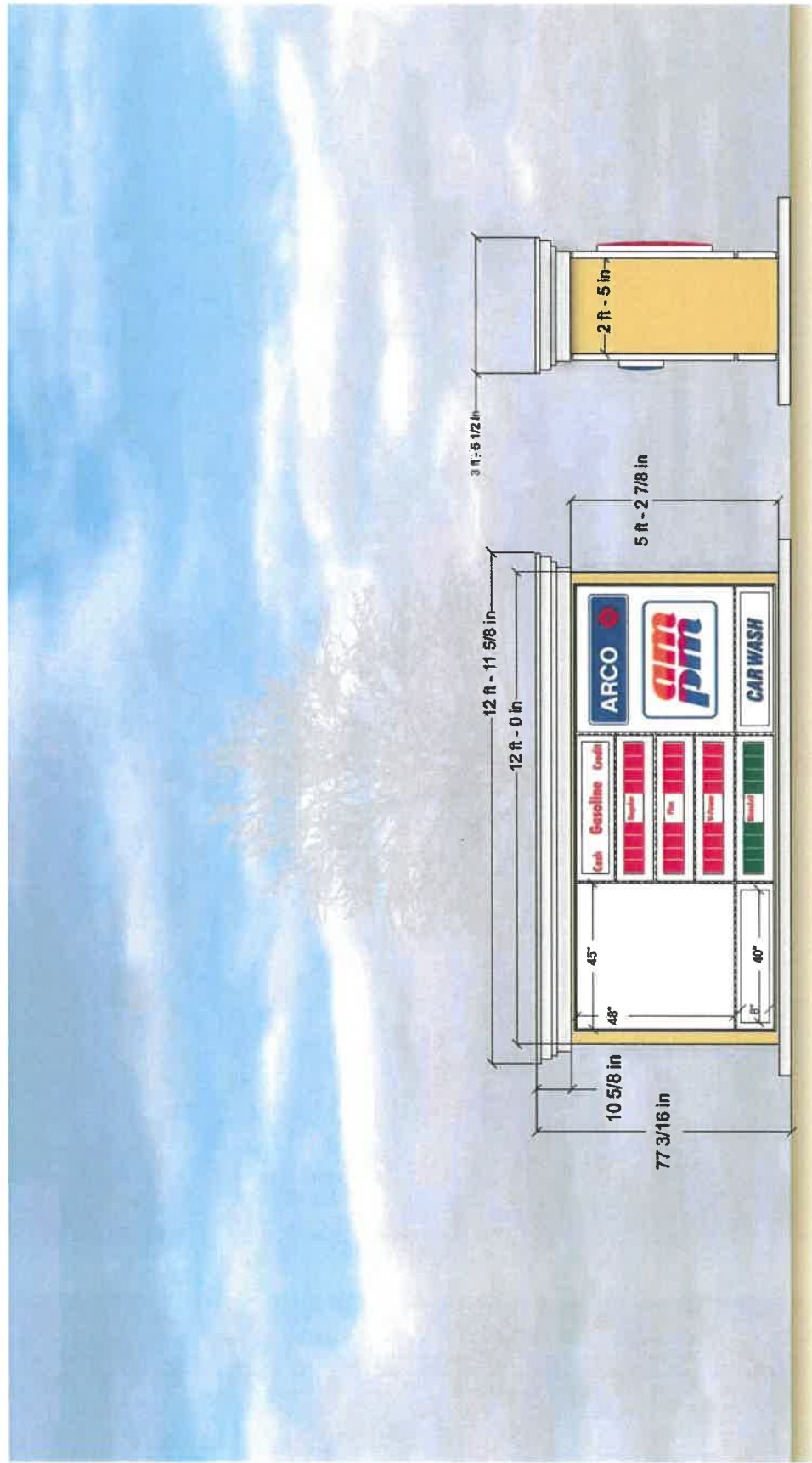
1 SIDE VIEW

Scale: 3/8" = 1'-0"

M4 S/F MONUMENT SIGN WITH TENANT PANELS - ELEVATION

Scale: 3/8" = 1'-0"

M4 OPTION D/F MONUMENT



D/F MONUMENT SIGN WITH GASOLINE PRICING - ELEVATION

SIDE: A

1 SIDE VIEW

Scale: 3/8" = 1'-0"

Scale: 3/8" = 1'-0"

1 **FRAMING & FABRICATION DETAILS**

Scale: 3/8" = 1'-0"

1. Poured in place consolidated concrete footing.
f'c = 2,500 psi
2. 6" diameter x 1/8" wall steel upright pipe support.
3. 2" x 2" x .250" wall steel angle main framing welded at all intersections.
4. 1 1/2" x 1 1/2" x .1875" wall steel angle intermediate framing welded at all intersections.
5. 3/8" diameter through bolt connection through main framing to sections above and below.
6. .22 gauge sheet metal cladding.
7. Primary electrical circuit (by others)
8. Weatherproof disconnect switch in primary circuit located on back of sign.
9. Aluminum lamp raceway
10. F48 T8 800ma CWHO fluorescent lamps mounted on equal centers for even lighting.



Project:
Toscana Village

Address:
Tennessee Canyon Rd @
Indian Truck Trail
Corona, CA

Account Manager:
Loren Flanson

Designer:
Arnel Cadatal

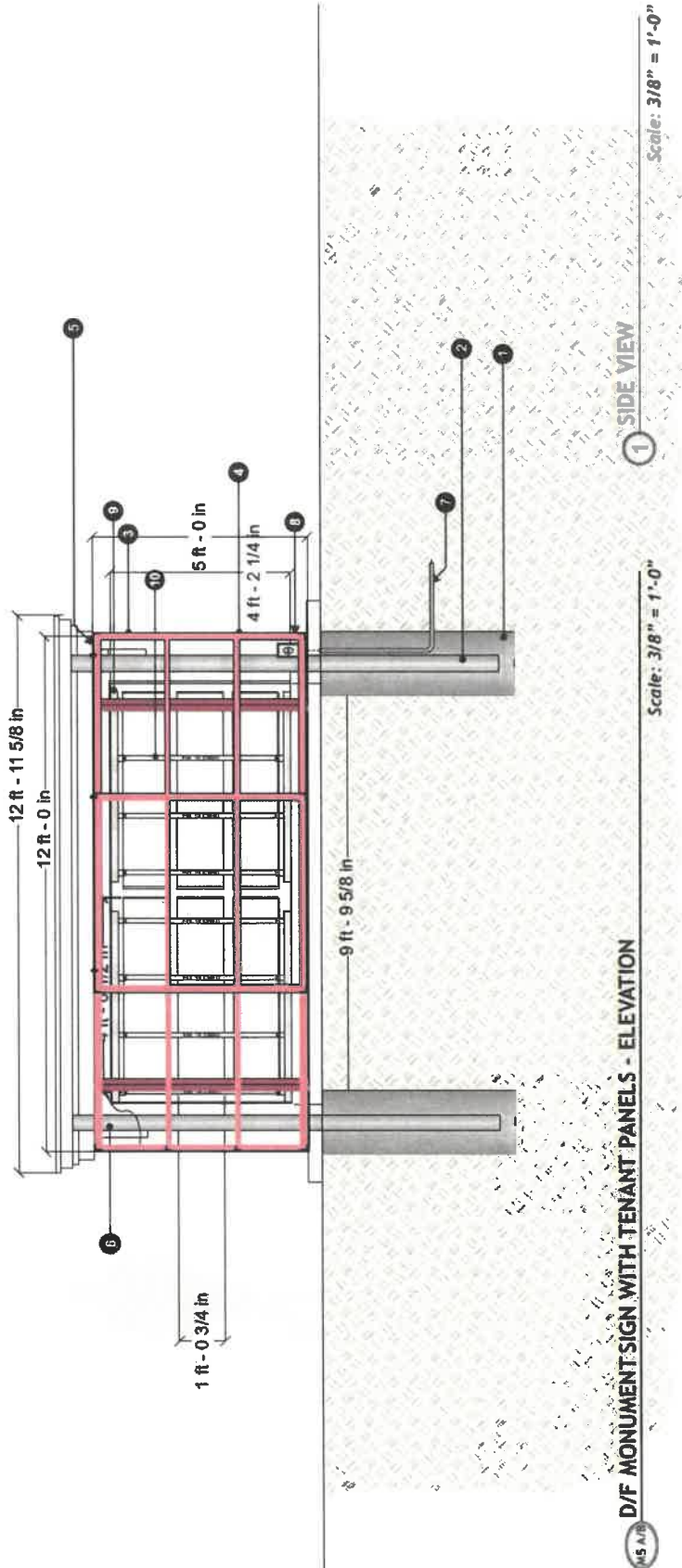
Scaler:
As noted

Design No.:
Toscana Village#2

Date:
May 12, 2017

Revisions:
August 15, 2018

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1 **SIDE VIEW**

Scale: 3/8" = 1'-0"

1 **D/F MONUMENT SIGN WITH TENANT PANELS - ELEVATION**

Scale: 3/8" = 1'-0"

Toscana Village

Pylon Survey

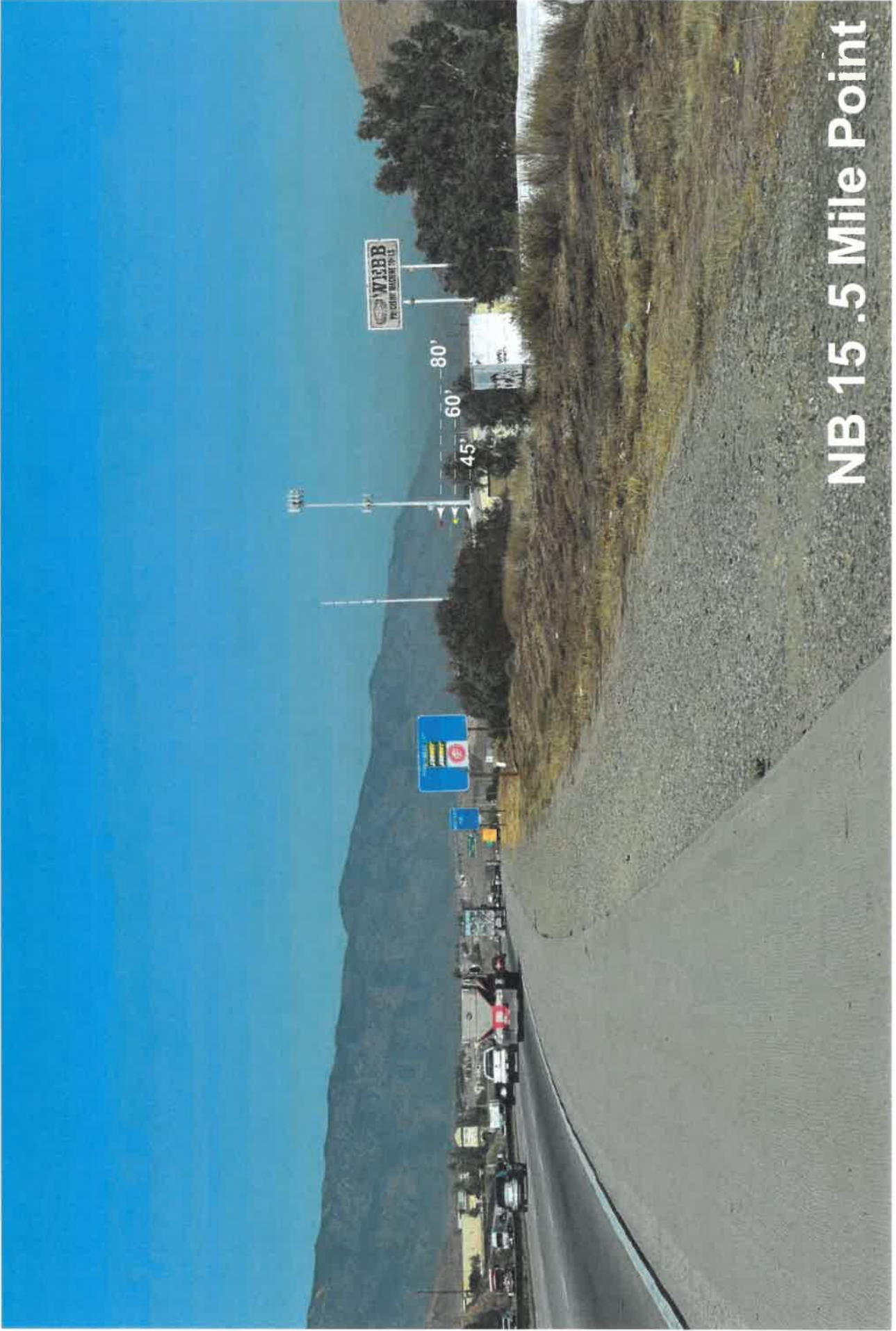
Temescal Canyon Road & Indian Truck Trail
Corona, CA



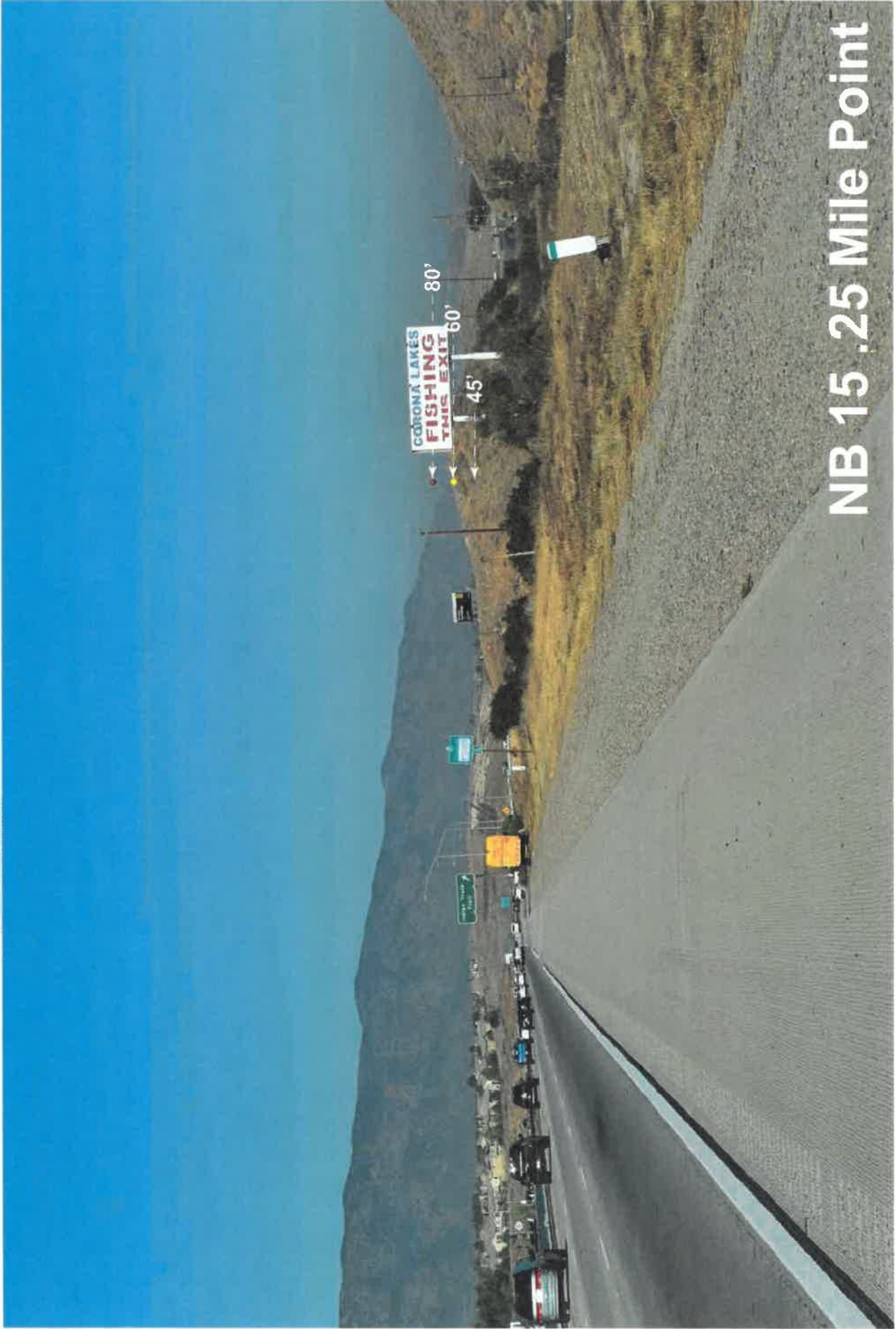
FUSION

Sign and Design

Project Manager: Jennifer Flores: (714) 400-5254



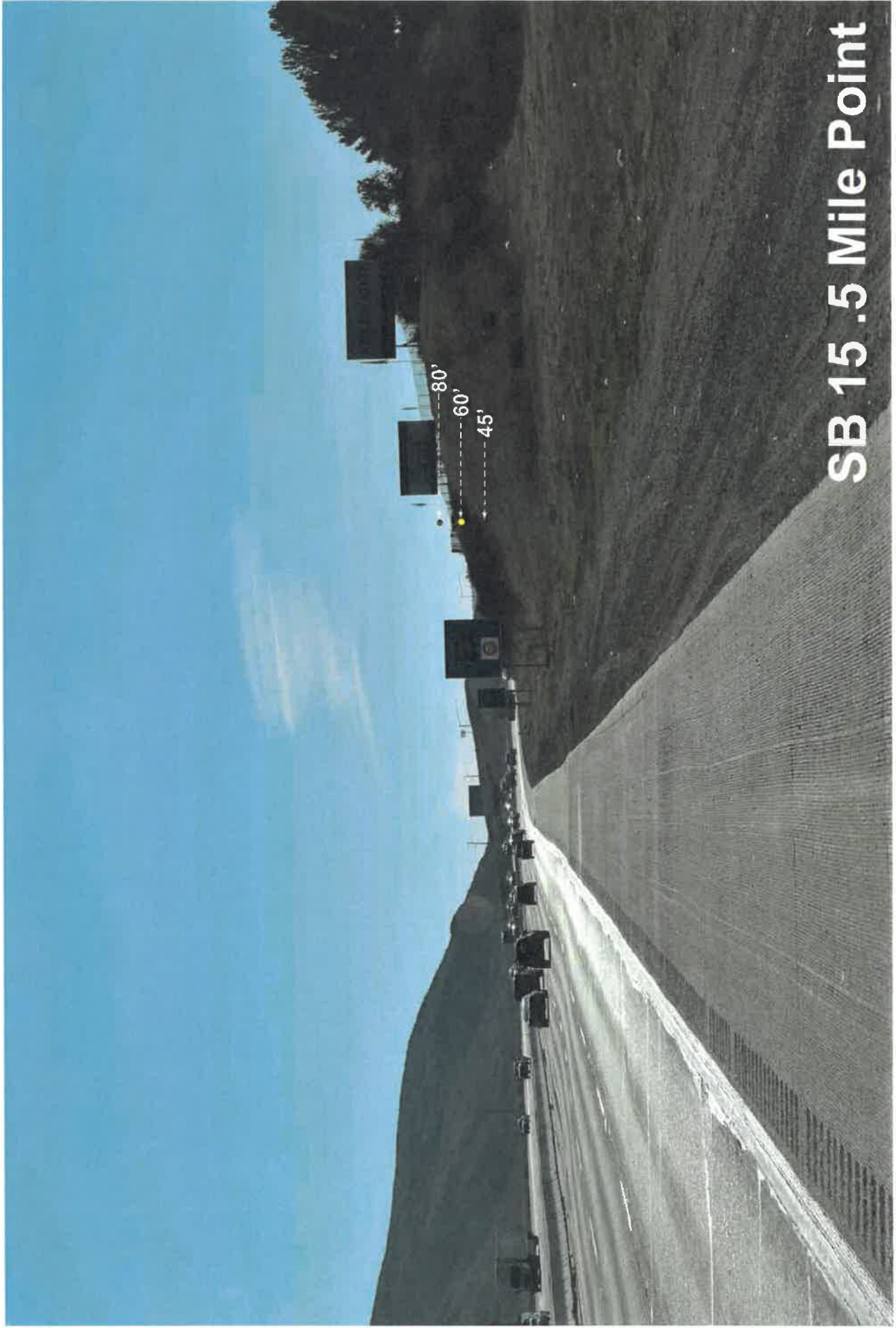
NB 15.5 Mile Point



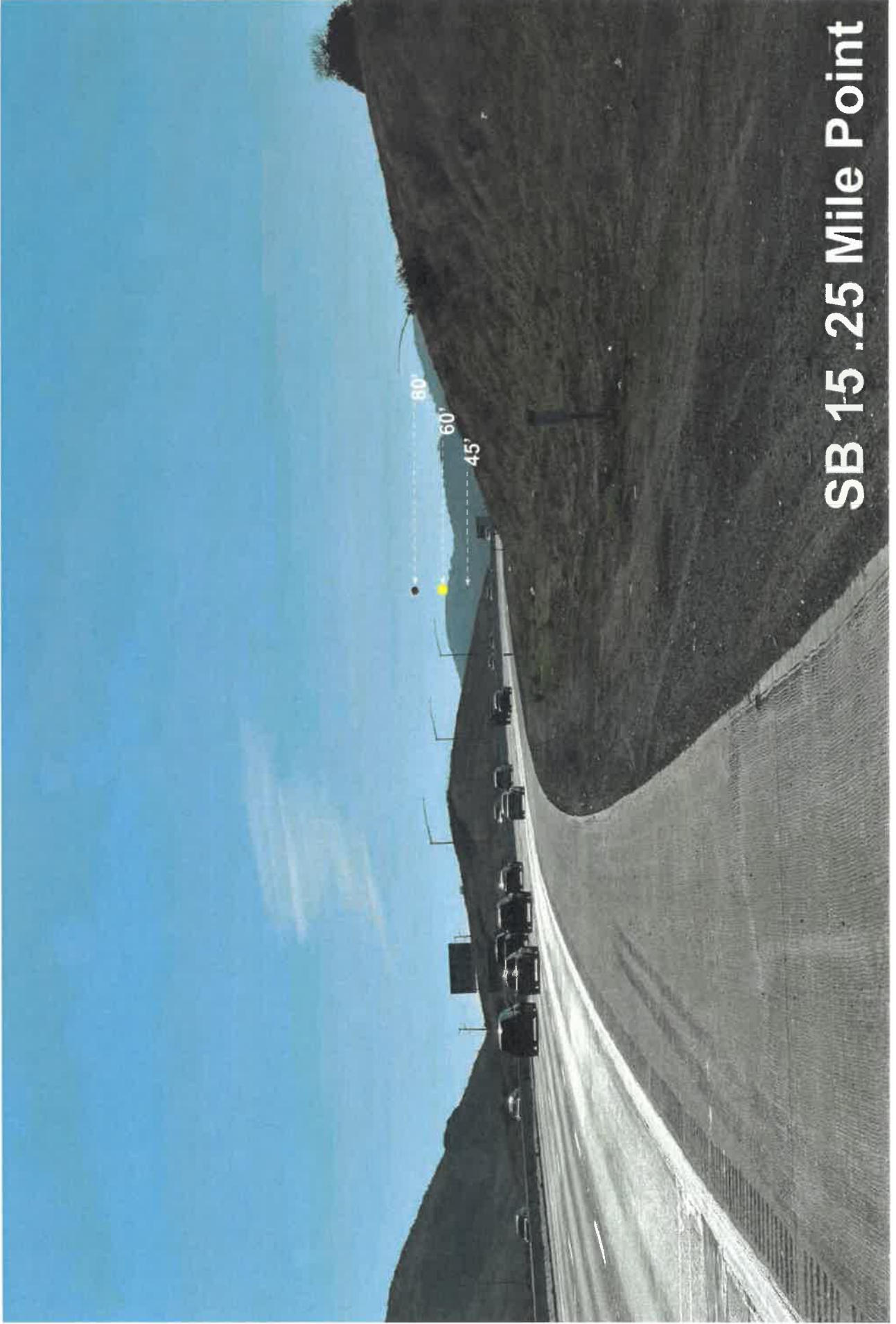
NB 15 .25 Mile Point



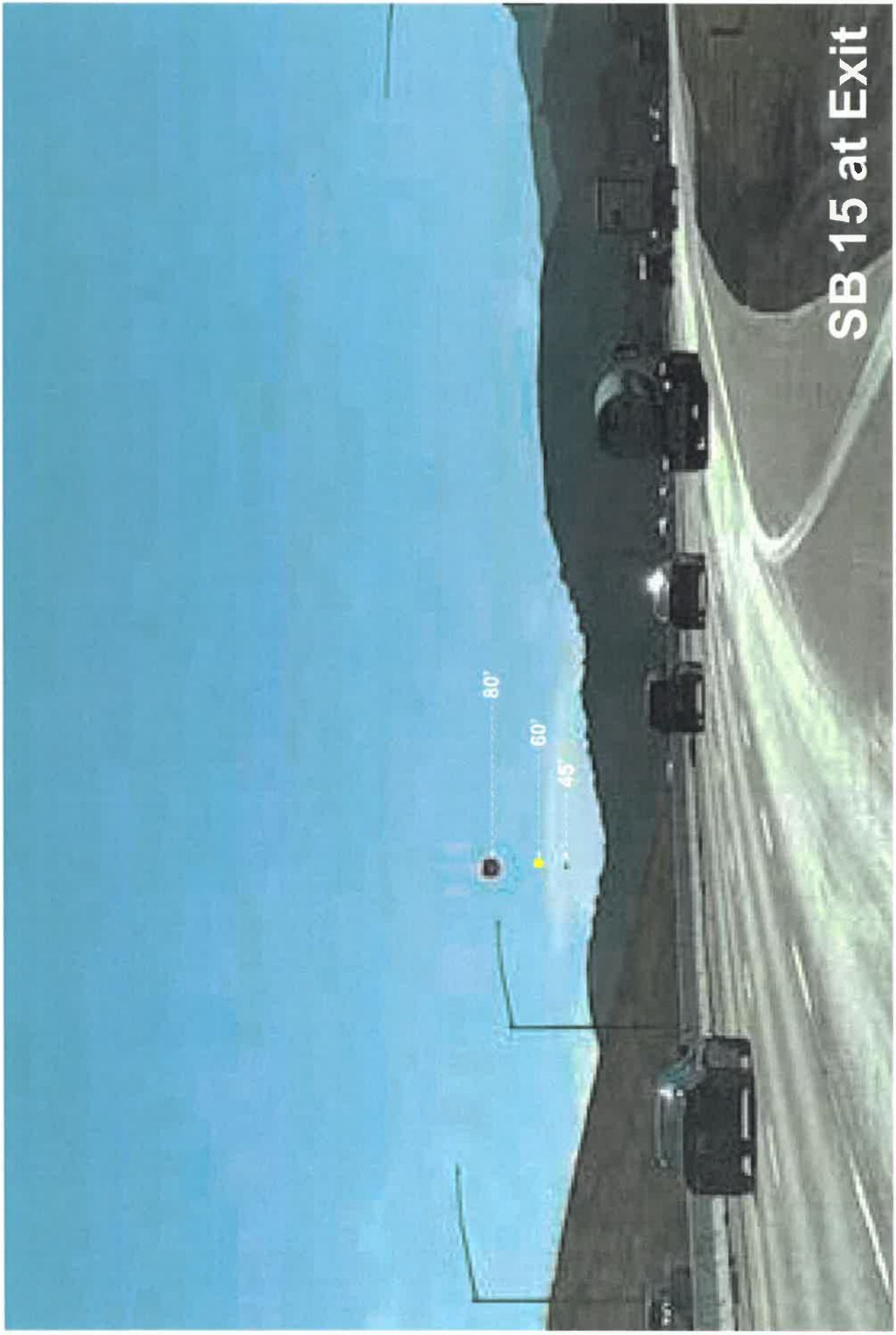
NB 15 at Exit



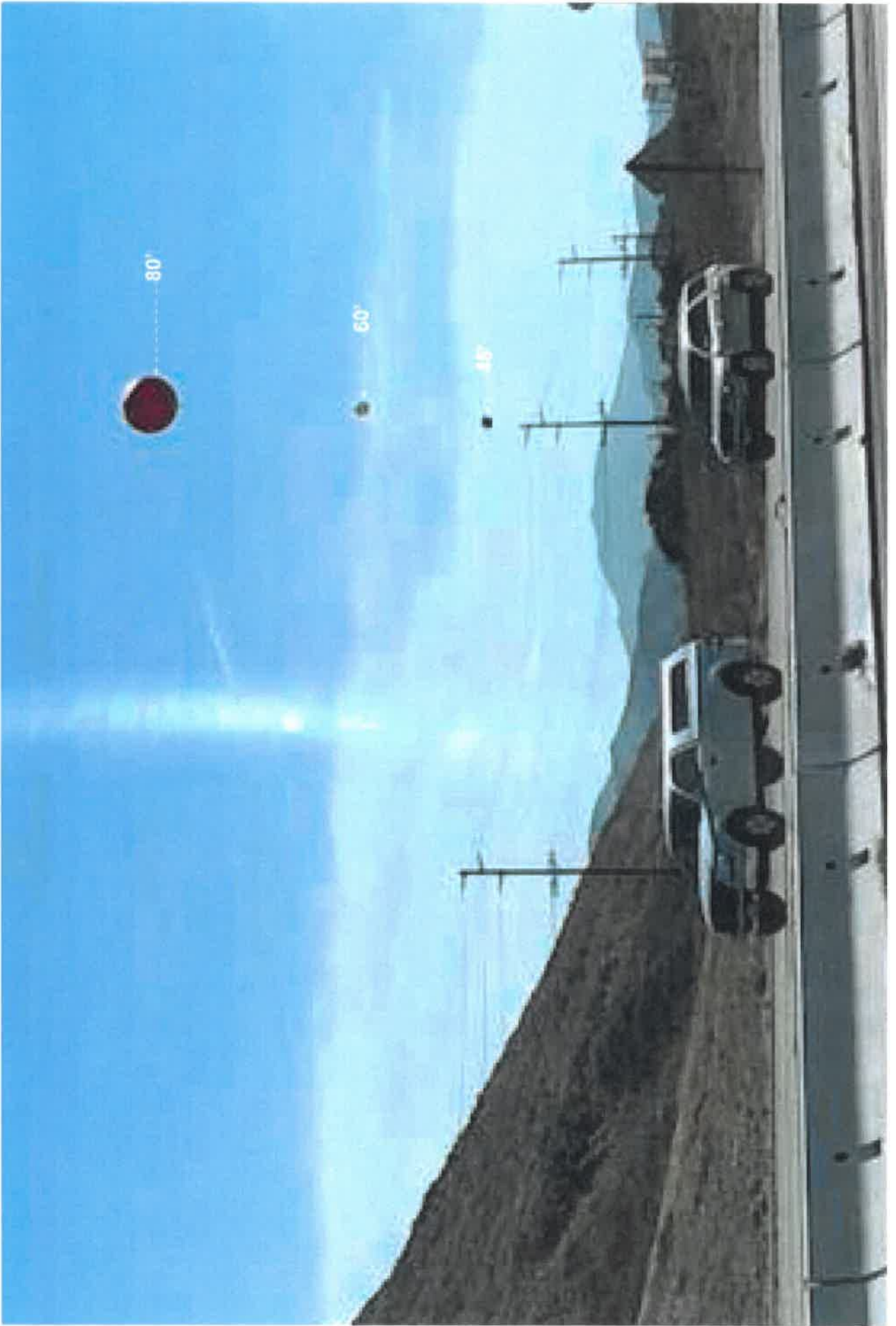
SB 15 .5 Mile Point



SB 15 .25 Mile Point



SB 15 at Exit





COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



12/10/18, 4:28 pm

PP26290

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26290. 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

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26290) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 26290 is a proposal to develop 6 buildings totaling approximately 52,291 square feet for fast food, retail, service, office, and gas station use on 10.47 acres which includes current APNs 290-130-053, 290-130-085, 290-130-086, and 393-070-005. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, and hardware stores. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Three access points to phase 1 buildings will be located along Temescal Canyon Road. The first entrance would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of phase 1 is located north of Building 6 and constitutes the northwest extent of phase 1. The six buildings would be served by a total of approximately 368 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during phase 1. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)
imported.

Four (4) free-standing signs, including three (3) monument signs and one (1) freeway pylon sign are proposed.

Advisory Notification. 3 AND - 90 Days to Protest

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

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Design Guidelines
 - Temescal Valley (Adopted 3/20/2007)

Advisory Notification. 5 AND - Development Phasing

If the project has been phased, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping within a phase may not all be deferred until a later or final phase.

Advisory Notification. 6 AND - EIR Mitigation Measures

Mitigation Measures from the related Environmental Impact Report have been incorporated as Conditions of Approval on PP26290 as applicable.

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 10/4/18.

Exhibit B (Elevations), dated 10/4/18.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 10/4/18.

Exhibit S (Sign Plan), dated 10/4/18.

Exhibit T (Truck Turning Plan), dated 10/4/18.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance
(cont.)

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
 - 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. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - 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. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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)

Advisory Notification. 9 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Hold Harmless (cont.)
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 Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, 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 Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, 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.

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E Health

E Health. 1 Gen - Custom (cont.)

E Health. 1 Gen - Custom

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project at this time.

E Health. 1 Gen - Custom

PP26290 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

E Health. 1 Gen - Custom

Prior to building permit issuance, plans must be submitted to District Environmental Services for their review. Please contact 951-273-9140 for any additional details.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Conditional Use Permit 03712 is a request to develop an approximately 27-acre site for a commercial retail center consisting of 8 separate buildings. The exhibits show various uses proposed for the retail center including a convenience store (which allows for the sale of beer and wine) with gas pumps, retail buildings, restaurants and fast food buildings. The site is located in the Temescal Canyon area between Interstate 15 and Temescal Canyon Road northerly of Indian Truck Trail. Freeway improvements provide the site significant protection from major widespread flood hazard and some rough grading has been done on the site previously. An existing culvert under the freeway/northbound on-ramp discharges storm runoff near the central portion of the site. The exhibit indicates that the development will extend a storm drain from this culvert and convey flows northerly through the site and connect to the existing culverts under Temescal Canyon Road which are located approximately 1,700 north of Indian Truck Trail. The remainder of the site receives a minor amount of runoff along the westerly property line from the freeway/on-ramp embankment. Runoff from the embankment is collected in an onsite V-ditch located along the CalTrans right of way and brought into the site. There is also an existing culvert which conveys flows southerly under Indian Truck Trail. The exhibit indicates the southerly portion of the onsite runoff will be collected and conveyed to this culvert.

Three water quality basins are proposed. Water quality mitigation for the southerly portion is provided by two small basins incorporated into the development while a large water quality basin is proposed for mitigating the northerly portion of the site. The larger

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Planning

Planning. 5 Expiration Date Use Case (cont.)

Planning. 5 Expiration Date Use Case

This approved permit shall be used within NINE (9) 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 9 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.

The Variance associated with the Plot Plan for the free-standing signs shall be used within three years from the effective date with no further extension permitted.

Planning. 6 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 7:00a.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. 7 Fees for Review

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

Planning. 8 Future Tenant Commute Info - MM AQ 5

The Project shall provide information to future office tenants about the benefits of telecommuting and alternative work schedules that include reducing the number of commute trips and therefore vehicle miles traveled from employees.

Planning. 9 Land Division/LLA Required

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Land Division/LLA Required (cont.)
division and/or lot line adjustment shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 10 Limit on Signage

Signage for this project shall be limited to the freestanding signs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

The sign design shown on APPROVED Exhibit S is conceptual. Final sign design shall incorporate channel cut back lit and/or halo lit signs. Full back lit cabinet signs shall not be allowed unless approved by the Planning Director or Assistant TLMA Director.

Planning. 11 Mt Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 12 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. 13 No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this Plot Plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 14 No Use Proposed Limits

The undeveloped portion of the property shown on APPROVED EXHIBIT A shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 15 Noise Monitoring Reports

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 Noise Monitoring Reports (cont.)
Building and Safety.

The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 16 Phases Allowed

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning. 17 Plot Plan Effective - GPA-CZ

This Plot Plan will not go into effect until General Plan Amendment No. 1146 and Change of Zone No. 7859 have been approved and adopted by the Board of Supervisors and have been made effective.

Planning. 18 Preserve Native Trees

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT L shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 19 Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

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-CUL. 2 UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall

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Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)

be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-EPD

Planning-EPD. 1 0015-EPD-DBESP Required

Due to Riparian/Riverine impacts a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD, RCA and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

Transportation

Transportation. 1 COUNTY WEBSITE

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

Transportation. 2 CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955 1667.

For more information regarding the public work bidding requirements please visit the

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Transportation

Transportation. 2 CREDIT/REIMBURSEMENT 4 IMP (cont.)
 following link: <http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Transportation. 3 R O W EXCEEDS/VACATION

If the existing right of way along Temescal Canyon Road exceeds that which is required for this project, the project proponent may submit a request for the vacation 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. 4 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.

Transportation. 5 T/S - General Condition

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:
 Indian Truck Trail (EW)
 Horsetheif Road (EW)
 Driveway No. 1 (EW)

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Transportation

Transportation. 5 T/S - General Condition (cont.)
 Driveway No. 2 (EW)
 Driveway No. 3 (EW)
 Driveway No. 4 (EW)

I-15 Northbound Ramps (NS) at:
 Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
 Indian Truck Trail (EW)

Campbell Ranch Road (NS) at:
 Indian Truck Trail (EW)
 Temescal Canyon Road (EW)
 Mayhew Canyon Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 6 TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955 6800 for additional information.

Waste Resources

Waste Resources. 1 Waste - General

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.

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

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Waste Resources

Waste Resources. 1 Waste - General (cont.)

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 their waste hauler.
- Provide recycling service to their 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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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.

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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 off site 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.

Planning

060 - Planning. 1 Construction Noise – MM Noise 3, 4, 5 Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26290, 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. 3 Parcel Merger, Parcel Map, Lot Line Adjustment Not Satisfied

Prior to the issuance of a grading permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be approved to establish each building site either within one parcel through a merger or at minimum not be split by a parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval.

The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 Parcel Merger, Parcel Map, Lot Line Adjustment (cont.) Not Satisfied
parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

060 - Planning. 4 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1146 and Change of Zone No. 7859 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 5 SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the applicant 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 10.47 acres (gross) in accordance with APPROVED EXHIBIT NO. A.

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.

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR REQUIRED Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) 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(s), the Native American Monitor(s) shall have the 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 PROJECT ARCHAEOLOGIST REQUIRED 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.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Edge Effects/Signage Not Satisfied

MM BIO 5: The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of conserved areas. Special edge treatments shall include native landscaping on re-contoured slopes as part of the proposed 1.7-acre onsite conservation areas which includes the creation of wetland and riparian/riverine habitat, as well as fencing/signage near the top of slope adjacent to the proposed onsite conservation area to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances. These edge treatments shall be included in the landscape plans and approved by the County Planning Department prior to issuance of a building permit.

060 - Planning-EPD. 2 0060-EPD-Grading/Biological Monitor/Fencing Not Satisfied

MM BIO 4: The following measures shall be incorporated into the construction documents and specifications, and implemented by the contractor during grading activities, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits:

- Construction worker training will be provided by a qualified biologist at the first preconstruction meeting;
- Exclusionary fencing and signs will be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;
- No equipment will be operated in areas of flowing water;
- Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, will be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and
- A qualified biologist will be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat within Drainage 6 to be impacted, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits. A brief summary report shall be prepared by the monitoring biologist and submitted to the Riverside County Environmental Programs Department prior to issuance of a building permit

060 - Planning-EPD. 3 0060-EPD-UWIG-Dust Not Satisfied

MM BIO 1: During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:

- Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent;
- Pave, periodically water, or apply chemical stabilizer to construction access/ egress points;
- Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times;
- Operate all vehicles on graded areas at speeds less than 15 miles per hour; and
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the onsite construction superintendent, or spray them with a non-toxic chemical stabilizer.

060 - Planning-EPD. 4 0060-EPD-UWIG-Lighting Not Satisfied

MM BIO 3: To avoid light spillover into the adjacent conserved riparian/riverine habitat onsite, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal baffles to direct the light towards the ground and shall have a zero side-angle cut-off to the horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.

060 - Planning-EPD. 5 0060-EPD-UWIG-Noise Not Satisfied

MM BIO 2: The onsite construction superintendent shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and include, but not be limited to, the following:

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Planning-EPD

060 - Planning-EPD. 5 0060-EPD-UWIG-Noise (cont.) Not Satisfied

- Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise;
- Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers;
- Use electrical power, when feasible, to operate air compressors and similar power tools;
- Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within conserved Riparian/ Riverine Habitat onsite, such as placement of temporary sound barriers or sound blankets at the top of slope adjacent to these areas; and
- Locate construction staging areas at least 100 feet from Drainage 4.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 7 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. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY (cont.) Not Satisfied

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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Survey

060 - Survey. 1 VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Temescal Canyon Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Temescal Canyon Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re design the project, utilizing the existing rights of way.

Transportation

060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955 1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 and 90 Trans condition of approval.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

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60. Prior To Grading Permit Issuance

Transportation

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| 060 - Transportation. 2 | FILE L&LMD APPLICATION (cont.) | Not Satisfied |
| 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.

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| 060 - Transportation. 4 | SUBMIT FINAL WQMP | Not Satisfied |
|-------------------------|-------------------|---------------|

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

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| 060 - Transportation. 5 | SUBMIT GRADING PLAN | Not Satisfied |
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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.

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| 060 - Transportation. 6 | WQMP ACCESS AND MAINT EASEMENT | Not Satisfied |
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Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided for the WQMP. This requirement applies to both onsite and offsite property.

70. Prior To Grading Final Inspection

Planning-CUL

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| 070 - Planning-CUL. 1 | ARTIFACT DISPOSITION | Not Satisfied |
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Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing,

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION (cont.) Not Satisfied

analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED Not Satisfied

Prior to Grading Permit Final Inspection, 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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT W/O GRADING PERI 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 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 Food Plans Not Satisfied

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 Food Plans (cont.) Not Satisfied

A total of three 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 applicable California Health and Safety Code.

080 - E Health. 2 Gen - Custom Not Satisfied

Prior to building permit issuance, provide documentation from the appropriate purveyor(s) for the establishment of water and sewer service.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. 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.
2. 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.
3. The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

2. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

080 - Planning. 1 Acoustic Study - MM Noise 1 Not Satisfied

Prior to building permit issuance, a Final Acoustical Impact Analysis shall be prepared by a noise specialist and submitted to the County Department of Environmental Health for each implementing building of the Project (i.e., site plans). The Final Acoustical Impact Analysis shall determine whether the proposed building elevations and wall assemblies of the building facades that will face the I-15 Freeway and Temescal Canyon Road will adequately reduce interior noise levels to 55 dBA CNEL. The Final Acoustical Impact Analysis shall identify any necessary building design measures to meet the interior noise level standard of 55 dBA CNEL and these measures shall be incorporated into the building(s).

080 - Planning. 2 CC&R - Reciprocal Access Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for review by County Counsel.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 CC&R - Reciprocal Access (cont.) Not Satisfied

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress, water, sewage, trash, and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

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

The Maintenance Operator established herein shall manage and continuously maintain the common landscape areas identified on APPROVED EXHIBIT A and APPROVED EXHIBIT L.

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

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

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.

080 - Planning. 3 Conform to Elevations/Floorplans Not Satisfied

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

080 - Planning. 4 Construction Noise – MM Noise 3, 4, 5 Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 5 Electrical Hookups - MM AQ 4 and 6 Not Satisfied

Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. Such hookups where loading docks and/or spaces are shown with buildings shall be shown on building/electrical plans. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

080 - Planning. 6 EV Charging Stations - MM AQ 3 Not Satisfied

The Project shall provide circuit and capacity for electric vehicle (EV) charging stations in construction plans and specifications to facilitate future installation of electric vehicle supply equipment (EVSE). As required by the 2016 CalGreen Building Code, 10 percent of the proposed parking spaces at the Project site will require EV charging

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 EV Charging Stations - MM AQ 3 (cont.) Not Satisfied
circuit and capacity and it is assumed that a minimum of 4 areas will contain these spaces. The project shall also comply with applicable requirements of Ordinance No. 348 for electrical vehicle charging stations.

080 - Planning. 7 Fee Status Not Satisfied
Prior to issuance of building permits for Plot Plan No. 26290, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 8 Historical Trail Marker Not Satisfied
The applicant shall provide two (2) markers for the historical trail Butterfield Overland Mail Route which runs in front of the property. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

080 - Planning. 9 Lighting Plans Not Satisfied
All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 10 Outdoor Use - MM Noise 2 Not Satisfied
Any outdoor use areas (such as restaurant patios and courtyards) that provide tables and/or active and passive outdoor recreation areas that are located within the yellow or orange contours shown on Figure 5.6-3 – Future Traffic Noise Contours of the EIR shall be shielded by proposed buildings and/or six-foot barriers. The barriers shall be solid with no cracks and shall completely block the line of sight between outdoor use areas and the I-15 Freeway. Outdoor use areas shall not be located in areas within the red contour area shown on Figure 5.6-3 – Future Traffic Noise Contours of the EIR.

080 - Planning. 11 Parcel Merger, Parcel Map, Lot Line Adjustment Not Satisfied
Prior to the issuance of a building permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be approved to establish each building site either within one parcel through a merger or at minimum not be split by a parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval. The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

080 - Planning. 12 Plans Showing Bike Racks Not Satisfied

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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 12 Plans Showing Bike Racks (cont.) Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. Bike racks shall be provided in convenient locations to facilitate bicycle access to the project area.
- 080 - Planning. 13 Preferential Parking Spaces - ER AQ 1 Not Satisfied
Building plans, consistent with the 2016 CalGreen Code, shall provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles; or, provide larger parking spaces that can accommodate vans used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.
- 080 - Planning. 14 Required Applications Not Satisfied
No building permits shall be issued until General Plan Amendment No. 1146 and Change of Zone No. 7859 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.
- 080 - Planning. 15 Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 080 - Planning. 16 School Impact Fees Not Satisfied
Impacts to the Corona-Norco Unified School District be addressed in accordance with California State law.
- 080 - Planning. 17 Sign Panel Lighting Design Not Satisfied
The sign design shown on APPROVED EXHIBIT S is conceptual. Final sign design shall incorporate channel cut back lit and/or halo lit signs. Full back lit cabinet signs shall not be allowed unless approved by the Planning Director or Assistant TLMA Director.

Survey

- 080 - Survey. 1 VACATION Not Satisfied
The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights of way along Temescal Canyon Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Temescal Canyon Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re design the project, utilizing the existing rights of way.

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 Temescal Canyon Road and Indian Truck Trail.
 - (2) Trails along Temescal Canyon Road.
 - (3) Street lights.

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80. Prior To Building Permit Issuance

Transportation

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

(4) Traffic signals per traffic conditions of approval.

(5) Street sweeping.

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) 2 sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 2 CORNER CUT BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3 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. 4 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 5 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) 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 Temescal Canyon Road and Indian Truck Trail 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. 6 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.

080 - Transportation. 7 MM AQ 2 - Signal Synchronization Not Satisfied

The Project shall synchronize signals at the intersection of Temescal Canyon Road and Indian Truck Trail and proposed signals at driveways 2, 3, and 4 along Temescal Canyon Road, which is designated as an arterial. Traffic signal interconnect shall be provided along Temescal Canyon Road in order for the signals to be ultimately connected and synchronized.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 MM Trans 1 - Traffic Control Plans Not Satisfied
MM Trans 1

A Construction Traffic Control Plan shall be prepared for each phase of development (Phase I and Phase II) by the implementing developer and submitted to the County of Riverside Transportation Department for approval prior to the issuance of building permits for the Project. The Construction Traffic Control Plan shall include the estimated day(s), time(s) and duration of any lane closures that are anticipated to be required due to Project construction.

The Construction Traffic Control Plan shall include measures such as, but not limited to, signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the County of Riverside Transportation Department. The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts and ensure the safe and even flow of traffic consistent with County level of service standards and safety requirements.

The implementing developer or its general contractor shall be required to notify the County of Riverside Transportation Department at least five (5) business days in advance of any planned lane closure that will be caused by Project construction. The County shall evaluate any other known lane closures, construction activities or special events which may conflict with the Project's scheduled lane closure or create additional impacts to traffic flow and, if deemed necessary by the County of Riverside Transportation Department, the Project's lane closure maybe postponed or rescheduled.

080 - Transportation. 9 MM Trans 2 - Sight Distance Not Satisfied
MM Trans 2

Sight distance at the Project driveways shall be reviewed with respect to the County's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

080 - Transportation. 10 MM Trans 3 - Signing & Striping Not Satisfied
MM Trans 3

Signing/striping shall be implemented in conjunction with detailed construction plans for the Project site.

080 - Transportation. 11 R O W DEDICATION 1 Not Satisfied

Sufficient public street right of way along Temescal Canyon Road shall be conveyed for public use to provide for a 63' 64 foot half width right of way per Standard No. 92, Ordinance 461.

080 - Transportation. 12 T/S - Intersection Geometrics (Phase 1) Not Satisfied

The intersection of Temescal Canyon Road (NS) at Driveway No. 1 (EW) shall be improved to provide the following geometrics:

- Northbound: two through lanes
- Southbound: one through lane, one shared through/right-turn lane
- Eastbound: one right-turn lane - stop controlled
- Westbound: N/A

NOTE: This driveway is restricted to right-in/right-out turning movements only. Left-turn movements are prohibited. The applicant shall provide channelization in the form of a raised median to enforce this turn restriction.

The intersection of Temescal Canyon Road (NS) at Driveway No. 2 (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, two through lanes

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 T/S - Intersection Geometrics (Phase 1) (cont.) Not Satisfied

Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane - stop controlled if a traffic signal is not installed
Westbound: N/A

The intersection of Temescal Canyon Road (NS) at Driveway No. 3 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane - stop controlled if a traffic signal is not installed
Westbound: N/A

or as approved by the Transportation Department.

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

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

080 - Transportation. 13 T/S - Intersection Geometrics (Phase 2) Not Satisfied

The intersection of Temescal Canyon Road (NS) at Driveway No. 4 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane - stop controlled if a traffic signal is not installed
Westbound: N/A

or as approved by the Transportation Department.

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

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

080 - Transportation. 14 T/S - Traffic Signal Design (Phase 1) Not Satisfied

If the applicant chooses to accelerate the installation of the traffic signal to Phase I the following condition shall apply:

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Driveway No. 2 (EW)

or as approved by the Transportation Department.

080 - Transportation. 15 T/S - Traffic Signal Design (Phase 2) Not Satisfied

For the development of Phase II, the project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 15 T/S - Traffic Signal Design (Phase 2) (cont.) Not Satisfied

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Driveway No. 3 (EW)

Temescal Canyon Road (NS) at Driveway No. 4 (EW)

Note: The intersections above are identified as impacted in the project's DEIR and list the installation of traffic signals at mitigation measures. Since the development of Phase II will require a submittal of a new or revised plot plan application(s), subsequent environmental and technical analyses of Phase II may conclude the impacts are not significant and the traffic signal(s) are not necessary for mitigation at Driveway No. 3 and/or Driveway No. 4 with the development of Phase II. If this occurs then the traffic signal(s) may potentially not be required.

or as approved by the Transportation Department.

080 - Transportation. 16 T/S - Traffic Signal Interconnect Not Satisfied

The project proponent shall be required to provide traffic signal interconnect between the traffic signals located on Temescal Canyon Road at Driveways No. 2, No. 3, and No. 4. The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect of the traffic signals identified above.

or as approved by the Transportation Department.

080 - Transportation. 17 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955 6800 for additional information.

080 - Transportation. 18 UTILITY PLAN Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection areas for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosures and construction details, e.g., building materials, location, construction methods etc., should be included as part of the

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area (cont.) Not Satisfied
Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 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 0090-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.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of 17 accessible parking space[s] for persons with disabilities, 6 in Phase 1 and 11 in Phase 1A, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

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

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

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 Electrical Hookups - MM AQ 4 and 6 Not Satisfied

Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. The County shall verify electrical hookups have been installed prior to occupancy. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

090 - Planning. 4 Install Bike Racks Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5 Ordinance No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26290 has been calculated to be 10.47 net acres.

090 - Planning. 6 Ordinance No. 810 Open Space Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26290 is calculated to be 10.47 net acres.

090 - Planning. 7 Parking Paving Material Not Satisfied

A minimum of 371 parking spaces shall be provided, with 100 spaces in Phase 1 and 271 spaces in Phase 1A, as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 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. 9 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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90. Prior to Building Final Inspection

Planning

090 - Planning. 9 Roof Equipment Shielding (cont.) Not Satisfied
Department approval.

090 - Planning. 10 Trash Enclosures Not Satisfied

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

090 - Planning. 11 Utilities Undergrounded Not Satisfied

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

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST 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 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 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 along Temescal Canyon Road and Indian Truck Trail.
- (2) Trails along Temescal Canyon Road.
- (3) Street-lights.
- (4) Traffic signals per traffic conditions of approval.
- (5) Street sweeping.

090 - Transportation. 2 EXISTING MAINTAINED Not Satisfied

Temescal Canyon Road along project boundary is designated Arterial Highway and shall be improved with 31' to 35' AC pavement (from Indian Truck Trail to the signalized middle driveway) and 43' half width AC pavement from the signalized middle driveway to north project boundary, concrete curb, gutter, sidewalks, and trail; match up asphalt concrete paving; reconstruction; or resurfacing of existing paving within the 63' to 64' half width dedicated right of way in accordance with Temescal Valley Design Guideline, page No. 45. Modified for reduced improvement from 43' half width pavement to 31' to 35' AC pavement from the signalized middle driveway to Indian Truck Trail as shown on Amended exhibit No. 1 dated 5/24/2018 or/and as directed by the Director of Transportation.

NOTE:

- 1. No left in/out to and from the southerly driveway and median shall be constructed to restrict left in/out movement as directed by the Director of Transportation.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 EXISTING MAINTAINED (cont.) Not Satisfied

2. A 5' sidewalk and a 10' D.G. trail shall be constructed per Temescal Valley Design Guideline.

3. Driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

090 - Transportation. 3 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 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road and Indian Truck Trail.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1 Consolidated by contacting the Transportation Department at (951) 955 6767.

090 - Transportation. 5 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 Temescal Canyon Road and Indian Truck Trail.

090 - Transportation. 6 MM Trans 4 - Driveway 2 Traffic Signal Not Satisfied

MM Trans 4

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 2.

The applicant may choose to install the traffic signal with the development of Phase I. If applicant proceeds to install the traffic signal with Phase I, condition "T/S - Traffic Signal Design (Phase 1) shall apply."

090 - Transportation. 7 MM Trans 5 - Driveway 3 Traffic Signal Not Satisfied

MM Trans 5

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 3.

If subsequent environmental and technical analyses submitted with Phase II conclude the impacts are not significant and the traffic signal is not necessary for mitigation at Driveway No. 3 with the development of Phase II, then the

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 MM Trans 5 - Driveway 3 Traffic Signal (cont.) Not Satisfied
 traffic signal may potentially not be required.

090 - Transportation. 8 MM Trans 6 - Driveway 4 Traffic Signal Not Satisfied
 MM Trans 6

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 4.

If subsequent environmental and technical analyses submitted with Phase II conclude the impacts are not significant and the traffic signal is not necessary for mitigation at Driveway No. 4 with the development of Phase II, then the traffic signal may potentially not be required.

090 - Transportation. 9 MM Trans 7 - Geometric Improvements Not Satisfied
 MM Trans 7

Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install the following improvements at the intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW):

- A second southbound through lane; and
- One southbound right turn overlap phase.

090 - Transportation. 10 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. 11 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36643 and TR36593M1.

090 - Transportation. 12 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, or other electric provider.

090 - Transportation. 13 STREETLIGHTS 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.

Street-light 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. 14 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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 UTILITY INSTALL (cont.) Not Satisfied

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

090 - Transportation. 15 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 Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 16 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 17 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 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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



12/10/18, 4:29 pm

CUP03712

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03712. 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

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03712.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 3712 is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). The overall development of the site is permitted under PP26290

Advisory Notification. 3 AND - 90 Days to Protest

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

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on PP26290 APPROVED EXHIBIT(S) Exhibit A (Site Plan), dated 10/4/18 and Exhibit B (Elevations/Floorplans), dated 10/4/18.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance
(cont.)

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
- 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. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- 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. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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)

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)
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 Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, 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 Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, 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.

BS-Plan Check

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE-CODE/ORDINANCE
REQUIREMENT (cont.)

BS-Plan Check. 1 0010-BS-Plan Check-USE-CODE/ORDINANCE
REQUIREMENT

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project at this time.

If during grading operations remnants of the railroad tracks are encountered an environmental professional should be contacted to evaluate the possibility of contaminated soils. Assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE
(cont.)

CUP03712 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 3 FOOD PLANS REQUIRED

Prior to building permit issuance, plans must be submitted to District Environmental Services for their review. Please contact 951-273-9140 for any additional details.

Fire

Fire. 1 0010-Fire-USE-#23-MIN REQ FIRE FLOW

Provide the required fire flow in accordance with California Fire Code and Riverside County Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Fire hydrants must be available before any combustible material is placed on the job site.

Fire. 2 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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

Fire. 3 0010-Fire-USE-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining tank installation permits from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted and approved prior to installation. Tanks shall meet California Fire Code and Riverside County Fire Department requirements.

Planning

Planning. 1 Alcohol Sales Only

This permit is for the sale of alcohol only. This does not pertain to any new construction,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Alcohol Sales Only (cont.)
grading, or building. Refer to PP26290 for conditions pertaining to construction, grading etc.

Planning. 2 Causes for Revocation

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

Planning. 3 Ceased Operations

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

Planning. 4 CUP Null and Void if PP Null and Void

This Conditional Use Permit shall become automatically null and void if the related Plot Plan No. 26290 becomes null and void.

Planning. 5 Expiration Date Use Case

This approved permit shall be used within NINE (9) 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 9 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.

The Variance associated with the Plot Plan for the free-standing signs shall be used within three years from the effective date with no further extension permitted.

Planning. 6 Graffiti

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 7 Maintain Licensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 Post Sign (cont.)
 shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 14 Posting Requirements

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

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-CUL. 2 UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT (cont.)

Transportation. 1 0010-Transportation-USE - LC 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 0010-Transportation-USE - LC LANDSCAPE SCREENING

Landscape screening located from ___ to ___ shall be designed to ensure full, opaque, coverage up to a minimum height of ___ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SCREENING (cont.)

higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Transportation. 3 0020-Transportation-USE*- LC ANL LNDSCPNG INSPC

[THIS CONDITION TO BE USED ONLY AT THE DIRECTION OF THE TRANSPORTATION DIRECTOR. DELETE THIS TEXT]

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Transportation Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case for a minimum of ___ hours at the prevailing Board adopted hourly rate for a Landscape Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

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-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.

Waste Resources. 4 0010-Waste Resources-USE- 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.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE- AB 341 (cont.)

-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

Plan: CUP03712

Parcel: 290130053

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR REQUIRED Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) 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(s), the Native American Monitor(s) shall have the 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 PROJECT ARCHAEOLOGIST REQUIRED 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.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the

Plan: CUP03712

Parcel: 290130053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (cont.) Not Satisfied
survey a new survey shall be required.

060 - Planning-EPD. 2 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. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds 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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION (cont.) Not Satisfied

includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED Not Satisfied

Prior to Grading Permit Final Inspection, 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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

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."

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit

Plan: CUP03712

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing

Plan: CUP03712

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1	0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.)	Not Satisfied
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the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 2	0080-Transportation-USE - LC LANDSCAPE SECURITIES	Not Satisfied
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Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

080 - Transportation. 3	0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFIC	Not Satisfied
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In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____

080 - Transportation. 4	0080-Transportation-USE*- LC LNDSCP COMMON AREA MA	Not Satisfied
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[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to

Plan: CUP03712

Parcel: 290130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE*- LC LNDSCP COMMON AREA MA (cont.) Not Satisfied

the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

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

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

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

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

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

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/façade, 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

Plan: CUP03712

Parcel: 290130053

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) (cont. Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation

Plan: CUP03712

Parcel: 290130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE LANDSCAPE INSPCTN RQRMENTS (cont.) Not Satisfied
inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

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/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 21, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

Riv. Co. Waste Management Dept.
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
1st District Supervisor
1st District Planning Commissioner

City of Corona Planning Department
Corona-Unified School District
Western Municipal Water District
CA Dept. of Alcoholic Beverage Control
CA Dept. of Transportation
Southern California Edison

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712– EA42664 –
Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C) – **REQUEST:** The General Plan Amendment proposes to change the Land Use designation of the southern half of the project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR). The Conditional Use Permit includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles and would permit the sale of beer and wine for off-site consumption from a convenience store included in the proposed site plan. – APNs: 290-130-003, -004, -005, -006, -052, -053, -054, and -055. **RELATED CASES:** PP 25507

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 4, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at **mcorcora@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

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.

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.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

November 18, 2014

County of Riverside
Planning Department
Mark Corcoran
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

General Plan Amendment No.01146 – Conditional Use Permit No.03712 – Plot Plan No.25507
(Riv 15 PM 30.40)

Mr. Corcoran,

We have completed our initial review for the above mentioned proposal and site plan that includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles. Project is located to the east of Interstate 15 at the intersections of Indian Truck Trail and Temescal Canyon Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Hydrology and Grading

- Verify capacity of existing drainage structures within R/W where connections between private and Caltrans systems are proposed.
- Provide mitigation measures that offset drainage impacts to existing State drainage facilities.
- Existing capacity of affected State drainage systems cannot be exceeded. Should 100-year project runoff volumes be determined to exceed the maximum capacity of the existing State drainage facilities, construction of on-site detention basins, new drainage systems or other impact mitigation will be required.
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent I-15 drainage facilities must be identified and analyzed in a project hydrology study.
- Future review of project drainage design will include an evaluation of runoff impacts to adjacent State R/W. Where applicable, compliance with pertinent National Pollutant Discharge Elimination System (NPDES)/water quality standards will be required.
- Ensure that "best management practices" (BMP's) used to treat site runoff entering State R/W are in compliance with all applicable National Pollution Discharge Elimination System (NPDES) or State Regional Water Resources Board regulations.
- Project grading and drainage impacts affecting State R/W should be identified and addressed prior to project approval.
- To ensure that proposed site grading and drainage design does not result in an adverse impact to State R/W, we ask that a requirement to review plans and provide written construction clearance be included among the project conditions of approval.
- Prior to issuance of construction permits, please forward copies of site grading and drainage plans when available so that we may determine the extent of project impact to the adjacent State right-of-way.
- To ensure that State R/W impacts associated proposed grading, landscaping, and construction of parking structures and walls are identified, our review of rough and/or precise grading, landscape and building plans will be required.

Encroachment Permit

Permit Requirements:

1. Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid encroachment permit and must conform to current Caltrans design standards and construction practices.
2. Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application and submittal requirements may be obtained by contacting:


Office of Encroachment Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

When development does occur a need for encroachment permits will be necessary for any work performed within the State right-of-way. Furthermore, the applicant's environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

Thank you for providing us this opportunity to review the NOP for the Temecula Valley Wine Country Community Plan DEIR and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Talvin Dennis (909) 383-7017 or myself at (909) 383-4557.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS
Office Chief
Community and Regional/Interregional Planning IGR

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

December 11, 2014

Attention: Planning

Subject: General Plan Amendment No. 01146/CUP No. 03712

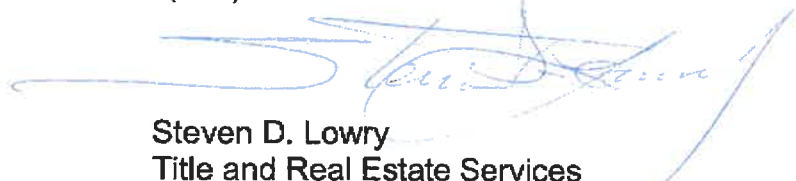
Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

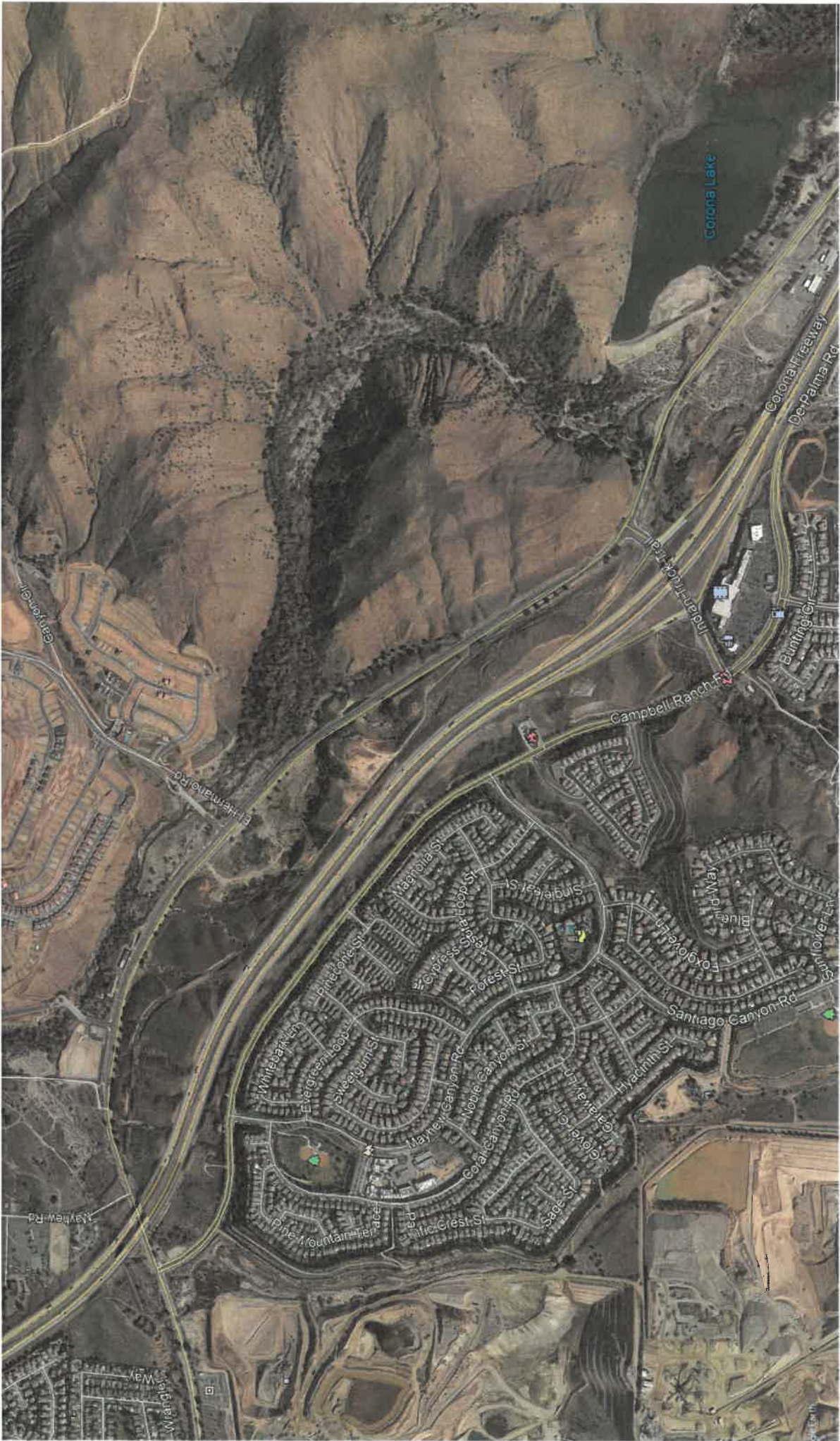
**Southern California Edison Company
2131 Walnut Grove Ave., GO3, 2nd Fl., 270J
Rosemead, CA 91770**

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

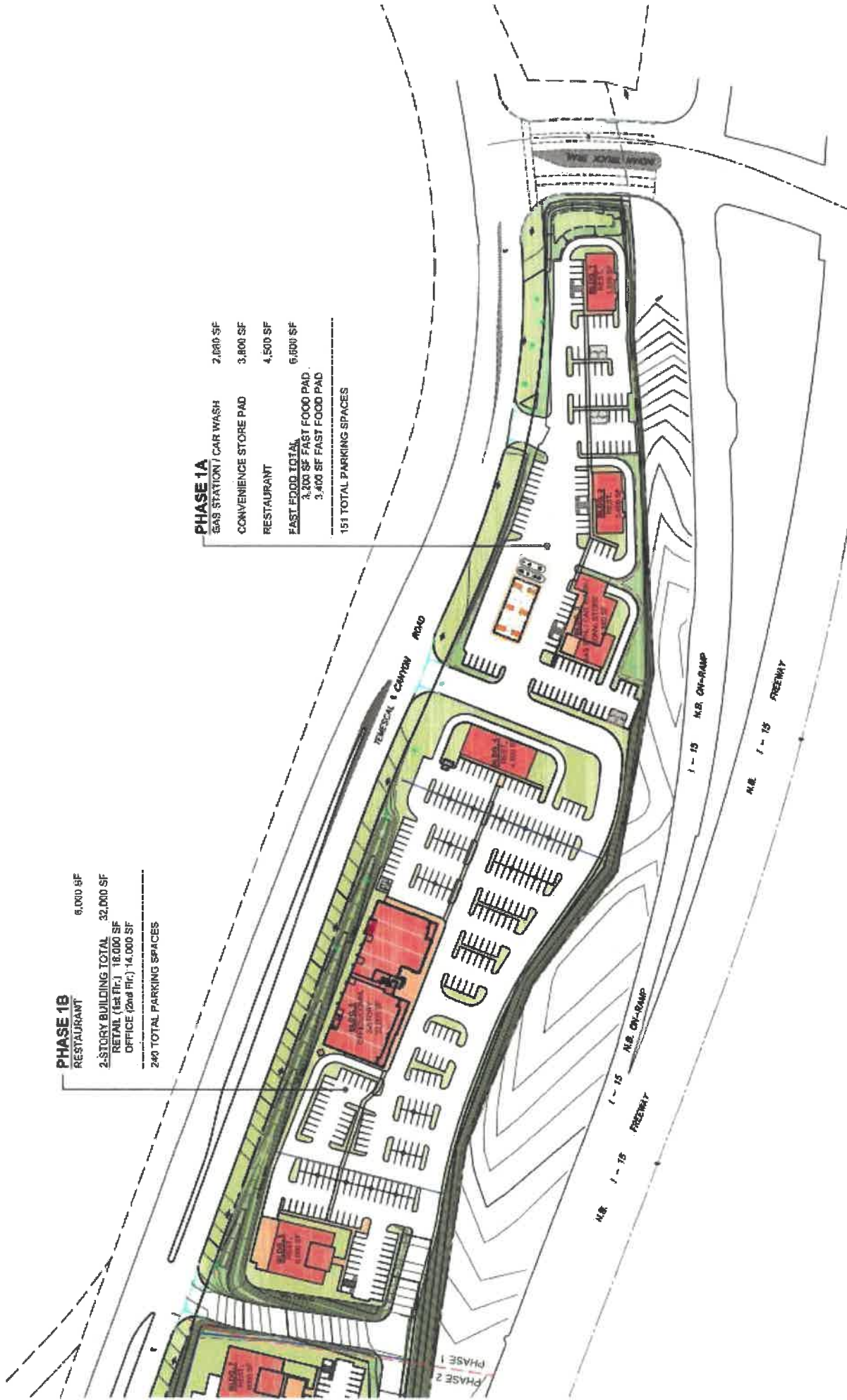

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

cc: Joe Schaefer



PHASE 1B
 RESTAURANT 6,000 SF
 2-STORY BUILDING TOTAL 32,000 SF
 RETAIL (1st Flr.) 18,000 SF
 OFFICE (2nd Flr.) 14,000 SF
 240 TOTAL PARKING SPACES

PHASE 1A
 GAS STATION / CAR WASH 2,000 SF
 CONVENIENCE STORE PAD 3,800 SF
 RESTAURANT 4,500 SF
 FAST FOOD TOTAL 6,800 SF
 3,200 SF FAST FOOD PAD
 3,600 SF FAST FOOD PAD
 151 TOTAL PARKING SPACES



SPEEDWAY DEVELOPMENT LLP.

TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

CONCEPTUAL SITE PLAN

PHASE 1



DECEMBER 6, 2016 146647.00

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING

TEMESCAL CANYON ROAD

N.B. I-15 FREE



PHASE 2

OFFICE TOTAL	42,000 SF
RESTAURANT TOTAL	6,000 SF
TOTAL	48,000 SF

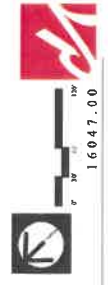
PHASE 2

RETAIL TOTAL	21,000 SF
SUPERMARKET	43,000 SF
BANK	3,500 SF
RESTAURANT	3,500 SF
PHARMACY	14,000 SF
TOTAL	85,000 SF

SPEEDWAY DEVELOPMENT LLP.
TOSCANA VILLAGE AT TEMESCAL VALLEY

RIVERSIDE COUNTY, CA

CONCEPTUAL SITE PLAN
 PHASE 2



MAY 8, 2017
 16047.00
DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Mr. McPherson:

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

Project Description:

GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712 – PLOT PLAN NO. 25507 – EA42664 – Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C).

REQUEST: The General Plan Amendment proposes to change the Land Use designation of the southern half of the project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD: CR). The Conditional Use Permit would permit the sale of beer and wine for off-site consumption from a convenience store included in the proposed site plan. The Plot Plan includes a retail center composed of eight (8) buildings totaling 171,900 square feet and parking for 366 vehicles. – APNs: 290-130-003, -004, -005, -006, -052, -053, -054, and -055.

Sincerely,

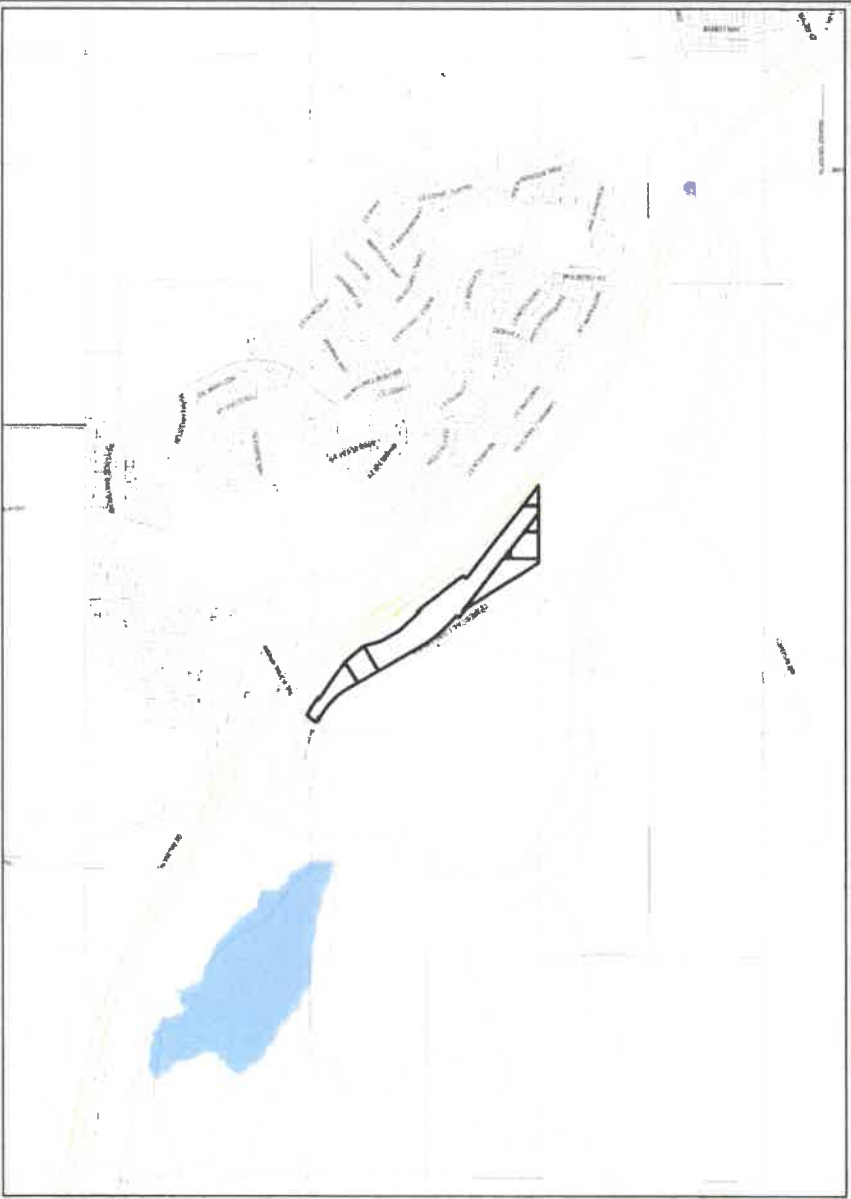
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

CUP03712



Legend

- RGLIS Parcels
- City Boundaries
- Cities
- roads/mnra
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrography/fines
- waterbodies
- Lakes
- Rivers

Notes

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 20, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Ms. Garcia:

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

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

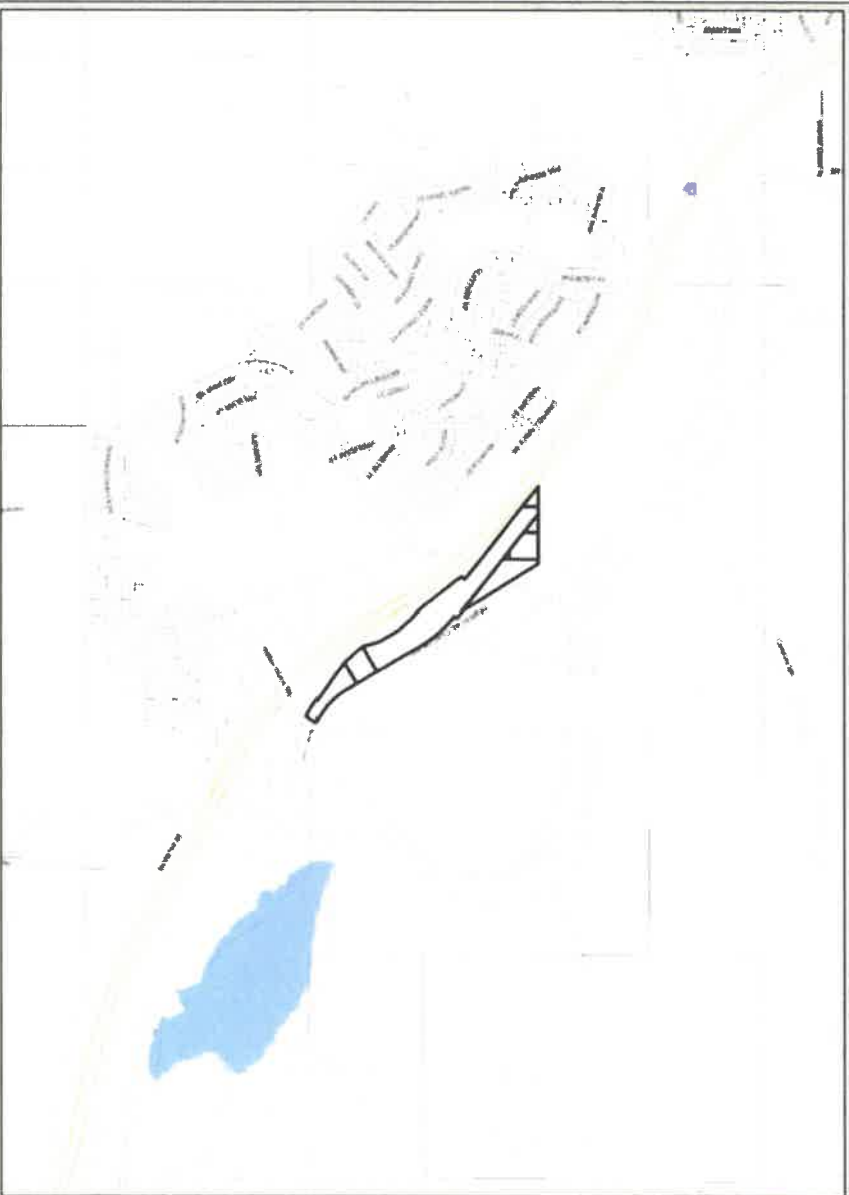
email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040.

CUP03712



REPORT/Map 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 the product with respect to accuracy and precision shall be the sole responsibility of the user.

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Legend

- ROLIS Parcels
- City Boundaries
- Cities
- roads/anno
- highways
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- INTERCHANGE
- INTERSTATE
- OFFRAMP
- OVERPASS
- USHWY
- cities
- courinas
- hydrography/hyines
- waterbodies
- Lakes
- Rivers

NOTES



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Mr. Ontiveros:

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

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GENERAL PLAN AMENDMENT NO. 01146 – CONDITIONAL USE PERMIT NO. 03712 – PLOT PLAN NO. 25507 – EA42664 – Applicant: Mike Bastian – Engineer/Representative: Jim Bolton, K&A Engineering – Owner: Dean Forman – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 26.6 Gross Acres – Zoning: Manufacturing – Service Commercial (MS-C).

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

CUP03712



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Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03712, GPA01146, PP25507)

Dear Ms. Hoover:

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

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

CUP03712



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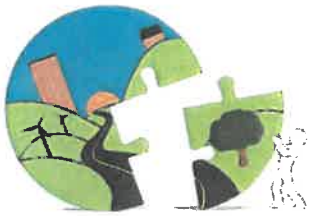
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- OVERPASS
- USHWY
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- cities
- hydrography/hydrines
- waterbodies
- Lakes
- Rivers

NOTES



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

June 05, 2017

RE: AB 52 Consultation Conclusion Letter for GPA01146, CUP03712

Dear Ms. Ozdil,

An AB 52 notification for this project was sent to you via email on July 24, 2015. The Riverside County Planning Department (“Planning”) received your request dated August 18, 2015 on behalf of the Pechanga Band of Luiseno Mission Indians for AB 52 consultation on the Project. The Project was on hold for some time and then Planning and Pechanga met to discuss this project on May 18, 2016. On January 4, 2017 the Planning Department provided the following project information via email to you: PDA04997; *“Phase I Cultural Resources Assessment Temescal Canyon Gateway Center Project Assessor Parcel Numbers 290-130-003, -004, -005, -006, -052, -053, -054, -055 Unincorporated Riverside County, California”*. As you are aware, the project area has been surveyed four separate times. The only cultural resource recorded within the project area is a historic railroad grade alignment designated CA-RIV-3832H. No prehistoric resources were identified. The consultant did not recommend any type of monitoring, either archaeological or Native American.

On March 3, 2017 Planning sent you the conditions of approval for the project and during a meeting the same day, Pechanga agreed to send a closure letter. A later email dated May 17, 2017 to Planning from Pechanga stated that Pechanga has issues with the language used in our curation of artifacts condition of approval and would not be sending a closure letter.

The letter concluded with the statement that *“until we address the curation, since there is a high possibility of finding resources during grading, we are not prepared to close AB52 on this project”*.

As you are aware, Planning has notified you that we will not be implementing artifact curation on a rotating basis. Rotating between the two facilities, in addition to creating a need for additional resources to manage the process, could result in an arbitrary and haphazard artifact collection. The Western Science Center is a neutral site located within County jurisdiction and has been voiced by the County’s Board of Supervisors as the preferred repository for other resources found in Riverside County.

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

At this time, Planning has not received any information from you regarding this tribal cultural resources that may be present on this project. Based on the information gathered by Planning and the information provided by you to date, Planning has concluded that the Project will not have a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on GPA01146, CUP03712 and considers AB 52 consultation concluded as of this letter's date. Planning will notify Pechanga when the Project's is released for the public review period as well as when the Project is scheduled for a public hearing.

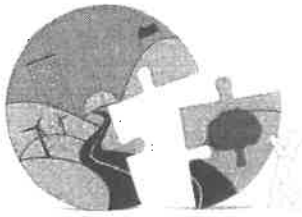
Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
John Hildebrand, Principal Planner

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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. PP 25507

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Speedway Developments, LLC.

Contact Person: Tom Chavez E-Mail: Tomc@speedwaydevelopment.

Mailing Address: 15350 Fairfield Ranch Road, Suite K
Chino Hills Street CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: James Bolton E-Mail: Jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117
Corona Street CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext. 148 Fax No: (951) 279-4380

Property Owner Name: Speedway Developments, LLC

Contact Person: Tom Chavez E-Mail: Tomc@speedwaydevelopment.co

Mailing Address: 15350 Fairfield Ranch Road, Suite K
Chino Hills Street CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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 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.)

SPEEDWAY DEVELOPMENTS LLC
THOMAS CHAVEZ VICE-PRESIDENT
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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): 290-130-052, -053, -054, -055, 290-130-003, -004, -005, -006

Approximate Gross Acreage: 26.6 acres

General location (nearby or cross streets): North of Interstate 15 Freeway, South of Temescal Canyon Road, East of _____, West of Indian Truck Trail.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Retail Commercial Project

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): C-P-S Scenic Highway Commercial Article IXb

Number of existing lots: 7

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<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 type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3,200	20'	1	Fast Food Restaurant
2	3,400	20'	1	Fast Food Restaurant
3	4,952	20'	1	Gas Station / Convenient Store
4	2,667	20'	1	Fast Food Restaurant
5	32,000	40'	2	Office / Commercial - Retail
6	6,000	20'	1	Restaurant
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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:

CUP 03712, GPA 01146, CZ 07859, EA 42664

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). See above

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42664 EIR No. (if applicable): In process

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): supporting docs for EIR

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: Speedway Development, LLC

Address: 15350 Fairfield Ranch Road, Suite K, Chino Hills, CA 91709

Phone number: 909-393-2000

Address of site (street name and number if available, and ZIP Code): Indian Truck Trail & Temescal Rd


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: _____

Applicant:  VP Date 6/12/17

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

- 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
- 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)  VP Date 6/12/17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006523

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03712 DATE SUBMITTED: 10-23-14

APPLICATION INFORMATION

Applicant's Name: MICHAEL BASTIAN E-Mail: mbastian@chenayanintak.com

Mailing Address: 32823 TEMECULA PARKWAY
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Engineer/Representative's Name: Jim BOLTON (K&A Eng) E-Mail: Jamesb@kaengineering.com

Mailing Address: 357 N. SHERIDAN, St. 117
CORONA CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner's Name: DOAN FORMAN E-Mail: dforman@earthtekeng.com

Mailing Address: 15350 FAIRFIELD RANCH Rd. SOUTEK
CHINO HILLS CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Michael Bostain [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

DEAN FORMAN SEE PGA APP.
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
TOM CHAVEZ SEE GPA APP.
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-003, 004-005, 006, -052-053-054-055

Section: 12 Township: 5 SOUTH Range: 6 WEST

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.96

General location (nearby or cross streets): North of Indian Truck Trail, South of Te, East of I-15 Hwy, West of TEMESCAL CANYON RD

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

CHANGE THE SOUTHERLY HALF OF THE PROJECT FROM LT - TO COMMERCIAL, CR.
THE 11.96 ACRES PROJECT WILL INCLUDE FAST FOOD - SERVICE STATION - RETAIL RESTAURANT

Related cases filed in conjunction with this application:

GENERAL PLAN AMENDMENT

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: SOILS, biological - traffic study

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 265,299

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 265,299

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 383,878 sq. ft.

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

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

Is the project located within 1000 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 Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

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:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____ Date _____

Applicant (2) _____ 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

APPLICATION FOR LAND USE PROJECT

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) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml . ⁴ The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:

	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/nwqcb9/water_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/nwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted [Riverside County Ordinance No. 754](#) establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

[http://rcflood.org/downloads/NPDES/Documents/SA SM DAMP/DAMP App-O WQMP 2009-01-22.pdf](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf)

[http://rcflood.org/downloads/NPDES/Documents/WW SWMP WQMP/Jan 2011 WQMP Guidance Revised 1-9-12.pdf](http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf)

and,

[http://rcflood.org/downloads/NPDES/Documents/SA SM DAMP/DAMP App-O WQMP-Template 2009-01-22.dot](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot)

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

Noncompliance with [Riverside County Ordinance No. 754](#) may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR LAND USE PROJECT

FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE LAND USE PROJECT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee. EA fee required if noted on the Planning Department's Fee Schedule, unless otherwise determined.

APPLICATION FOR LAND USE PROJECT

THE FOLLOWING *ADDITIONAL* ITEMS, OR MODIFICATIONS, OR DELETIONS ARE APPLICABLE FOR THE FOLLOWING APPLICATION "TYPES"

VARIANCE

A written statement of the specific provisions of County Ordinance No. 348 for which the variance is requested and the variance that is requested.

TEMPORARY USE PERMIT

If the proposed Temporary Use Permit is not to exceed a 6-month period, an Environmental Assessment Deposit-Based Fee, will not be required.

PLOT PLAN

If the proposed Plot Plan is for a "Disguised Wireless Communication Facility" and is located in a non-residential zoning classification, as described in Section 19.404 of County Ordinance No. 348, an Environmental Assessment Deposit-Based Fee, will not be required at the time of case submittal. However, if during the review process, a request for a public hearing were received, the application would be reclassified as a plot plan that is subject to CEQA.

That would necessitate the payment of additional fees (the difference between the filing fees for an "Exempt from CEQA/Agency Review" plot plan and a "Not Exempt from CEQA" plot plan) for the plot plan, a deposit-based fee for an Environmental Assessment, and the collection of fees for CEQA Notification/Fish and Game Fees.

Please identify, within the project description, what type of wireless communication facility is being proposed.

The Site Plan exhibits must be prepared by a California licensed land surveyor or registered civil engineer, and must show all of the required items listed in Section 19.409 of County Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Land Use and Development Matrix.

The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division's Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:

1. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
2. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
3. Identify Antenna(s) model/ gain; Height Above Ground (AGL).
4. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).
5. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.

APPLICATION FOR LAND USE PROJECT

6. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
7. Provide three sets of RF propagation maps; one which depicts the respective problem area without the proposed new site. Secondly, depict solely the desired coverage area with the new site operational. Finally, depict the composite cell with the new site operational.
8. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
9. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
10. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.
11. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.

Additional requirements are as follows:

1. Three (3) copies of propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
2. Three (3) copies of photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
3. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
4. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 19.409.a.(7) of County Ordinance No. 348.
5. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 19.409.a.(8) of County Ordinance No. 348.
6. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist.

APPLICATION FOR LAND USE PROJECT

7. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate.
8. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of County Ordinance No. 348, as it relates to the following applicable development standards:
 - A. Area Disturbance
 - B. Height Limitations
 - C. Community and Biological Impacts
 - D. Landscaping
 - E. Lighting
 - F. Noise
 - G. Parking
 - H. Paved Access
 - I. Power and Communications Lines
 - J. Roof-Mounted Facilities
 - K. Sensitive Viewshed
 - L. Setbacks
 - M. Support Facilities
 - N. Treatment
9. Current processing deposit-based fee.

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the action is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of County Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of County Ordinance No. 348.

The following is the minimum information required on the site plan exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated on the Land Use and Development Matrix.

SPOT ELEVATIONS

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

APPLICATION FOR LAND USE PROJECT

CONSTRAINED AREA

Constrained areas may include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

DRAINAGE PLAN

The Primary Exhibit shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

WATER QUALITY MANAGEMENT PLAN (WQMP)

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011, R9-2004-001, and R7-2008-0001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana River, San Jacinto River, Santa Margarita River or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

http://rcfllood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP App-O_WQMP-Template 2009-01-22.dot
<http://rcfllood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

APPLICATION FOR LAND USE PROJECT

To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed on items 1 through 7 of the Land Use Application Matrix. In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights, and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. A Conceptual Sign Program can be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If you have any questions concerning your application, please contact the Planning Department at the appropriate office listed on the front of this application.

The following table lists the minimum information required on the site plan exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the proposed land use application, including information not specifically required by this checklist.

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						CUP = Conditional Use Permit CUMHRV = Conditional-Use Mobile Home/RV PP = Plot Plan PUP = Public Use Permit TUP = Temporary Use Permit VAR = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
x	X	x	x	x	x	6. North arrow.

APPLICATION FOR LAND USE PROJECT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	X	x	x	x	x	7. Date Exhibit Prepared.
x	x	x	x	x	x	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).
x	x	x	x	x	x	9. A detailed project description, including proposed and existing buildings, structures and uses.
x	x	x	x	x	x	10. Complete legal description of property.
x	x		x	x	x	11. Overall dimensions and total net and gross acreage of property.
x	x	x	x	x	x	12. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
x	x	x	x	x	x	13. Exhibit Amendment block
x	x	x	x	x	x	14. Thomas Brothers map page and coordinates. (Identify edition year used)
	x					15. Proposed boundary lines and approximate dimensions for each space or site.
	x					16. Net size, for each space or site.
x	x					17. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.
x	x	x	x	x	x	18. Location of adjoining property and lot lines.
x	x	x	x	x	x	19. Existing and proposed zoning and land use of property.
x	x	x	x	x	x	20. Existing use and zoning of property immediately surrounding subject property.
x	x	x	x	x	x	21. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
x	x	x	x	x	x	22. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
x	x	x	x	x	x	23. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
x	x	x	x	x	x	24. Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
x	x	x	x	x	x	25. List and accurately show all easements of record (by map or instrument number).
x	x		x	x	x	26. Streets, alleys, and rights-of-way providing legal access to the property.
x	x		x	x	x	27. If project is within a Community Services District, identify the district.
x	x		x			28. Typical street improvement cross-sections.
x	x	x	x	x	x	29. Label and describe any land or rights-of-way to be dedicated to public or other uses.

APPLICATION FOR LAND USE PROJECT

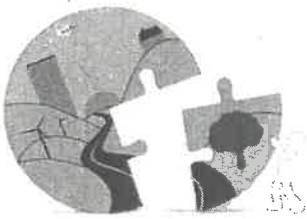
LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x		30. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extent 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required if deemed necessary.
x	x	x	x	x		31. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading.
x	x	x	x	x	x	32. Spot elevations. (See detailed description on Page 14)
x	x	x	x	x	x	33. When subsurface septic sewage disposal is intended, include the information described on Page 15 under "Site Grading, Subsurface Disposal".
x	x	x	x	x	x	34. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone.
x	x	x	x	x	x	35. Note whether or not land is subject to overflow, inundation, or flood hazard.
x	x	x	x	x	x	36. FEMA mapped floodplains and floodways including zone designation.
x	x	x	x	x	x	37. Drainage plan. (See description on Page 15.)
x	x	x	x		x	38. Centerline curve radii and typical sections of all open channels
x	x	x	x			39. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
x	x	x				40. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
x	x	x	x	x	x	41. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
x	x	x	x	x		42. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
x	x	x	x	x	x	43. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
x	x	x	x	x	x	44. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
x	x	x	x	x	x	45. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.

APPLICATION FOR LAND USE PROJECT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						CUP = Conditional Use Permit CUMHRV = Conditional-Use Mobile Home/RV PP = Plot Plan PUP = Public Use Permit TUP = Temporary Use Permit VAR = Variance
x	x	x	x	x	x	46. Setback dimensions of existing structures and paved areas.
x	x	x	x	x	x	47. Setback dimensions of proposed structures and paved areas.
x	x	x	x			48. Labeled landscaped areas with dimensions and spacing of proposed planters.
x		x	x			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 16 for detailed floor plans.
x		x	x			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
x	x	x	x	x	x	51. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at http://www.rctlma.org/planning/content/devproc/landscape/landscape.html . 52. Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan.
x	x	x	x			53. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Additional copies of this application may be obtained from the Planning Department's Web Page at http://www.rctlma.org/planning/content/devproc/apps/295_1010_land_dev.pdf

Is this an application for a development permit? Yes No



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC006 523

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01146 DATE SUBMITTED: 10-23-14

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Mike Bastian E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: ()

Engineer/Representative's Name: Jim Bolton E-Mail: jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan, St. 117
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext 148 Fax No: (951) 279-4380

Property Owner's Name: Dean Forman E-Mail: dforman@earthtekeng.com

Mailing Address: 15350 Fairfield Ranch Rd, Suite K
Chino Hills CA 91709
City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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(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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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


AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Mike Bastian

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT


AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Dean Forman

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Thomas Chavez

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-130-003, -004, -005, -006, -052, -053, -054, -055

Section: 12 Township: 5 South Range: 6 West

Approximate Gross Acreage: 12

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Mike Bastian

PRINTED NAME OF APPLICANT

X 
SIGNATURE OF APPLICANT

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

Dean Forman

PRINTED NAME OF PROPERTY OWNER(S)

X

SIGNATURE OF PROPERTY OWNER(S)

Thomas Chavez

PRINTED NAME OF PROPERTY OWNER(S)

or

X

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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Section: 12 Township: 5 South Range: 6 West

Approximate Gross Acreage: 12

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Indian Truck Trail, South of Temescal Canyon Rd., East of I-15 Freeway, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

Existing Zoning Classification(s): M-SC - Manufacturing - Service Commercial

Existing Land Use Designation(s): LI - Light Industrial

Proposal (describe the details of the proposed general plan amendment):

Change the southerly half of the property from Light Industrial, LI, to Commercial Retail, CR.

Related cases filed in conjunction with this request:

New Conditional Use Permit, CUP

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. PP 25507, BGR 140013

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	X	
Gas Company	So Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	Elsinore Valley MWD	X	
Sewer District	Elsinore Valley MWD		X

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 5 miles

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

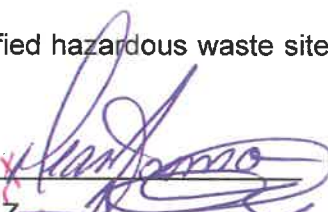

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Dean Foreman  Date 9-25/14
Owner/Representative (2) Thomas Chavez  Date 0/25/14

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Temescal Canyon Area

EXISTING DESIGNATION(S): LI - Light Industrial

PROPOSED DESIGNATION(S): CR - Commercial Retail

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The proposed project includes a gasoline and diesel service station including the concurrent sale of beer and wine for off-premises consumption.

The commercial uses proposed for the property extend beyond the "supporting commercial uses" allowed in the Light Industrial land use designation.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map; and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

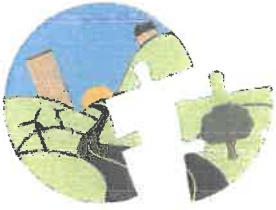
1. The site plan must contain the following:
 - A. Name, address, and telephone number of applicant.
 - B. Name, address, and telephone number of land owner.
 - C. Name, address, and telephone number of map preparer.
 - D. Scale (number of feet per inch).
 - E. A vicinity map showing the location and names of adjoining streets.
 - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. North arrow (top of map north).
 - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. Area calculations including total area involved and property size.
 - K. Date the site plan was prepared.
 - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. Overall dimensions of the property and location of adjoining lot lines.
 - N. Location and dimensions of existing structures, easements and/or uses onsite.
 - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Michael Bastian E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway

Temecula, CA 92592
Street City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Engineer/Representative's Name: Jim Bolton E-Mail: jamesb@kaengineering.com

Mailing Address: 357 N. Sheridan St., #117

Corona, CA 92880
Street City State ZIP

Daytime Phone No: (951) 279-1800 ext. 148 Fax No: (951) 279-4380

Property Owner's Name: Speedway Development LLC E-Mail: tomc@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Rd., Suite K

Chino Hills, CA 91709
Street City State ZIP

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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

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APPLICATION FOR CHANGE OF ZONE

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Michael Bastian

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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Dean Forman

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Thomas Chavez

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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Section: 12 Township: 5 South Range: 6 West

Approximate Gross Acreage: 27+

General location (nearby or cross streets): North of Indian Truck Trail, South of Temescal Canyon Rd., East of I-15 Freeway, West of _____

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____

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

Change from LI (Light Industrial) to CR (Commercial Retail)

Related cases filed in conjunction with this request:

PP 25507, BGR 14003

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½ " x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT;" or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries, exceptions are possible when applicable. All bearings, distances, and radial bearings are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.**

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed **zoning classification label(s) in bold letters in center of zoning boundary or boundaries.** Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)

Note: The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14th Floor, Riverside, CA 92502.

APPLICATION FOR CHANGE OF ZONE

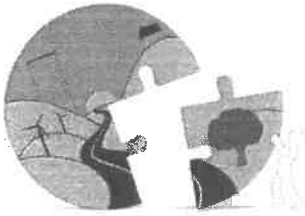
13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14th floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
 - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
 - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
 - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption date.



RIVERSIDE COUNTY *Var 180004* PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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: Speedway Development

Contact Person: Thomas Chavez E-Mail: Tomc@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Rd. Ste K

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

Engineer/Representative Name: K&A Engineering

Contact Person: Jim Bolton E-Mail: JamesB@kaengineering.com

Mailing Address: 357 North Sheridan Street, Suite 117

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner Name: Speedway Development

Contact Person: Thomas Chavez E-Mail: Tomc@speedwaydevelopment.com

Mailing Address: 15350 Fairfield Ranch Rd. Ste K

Daytime Phone No: (909) 393-2000 Fax No: (909) 393-2008

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

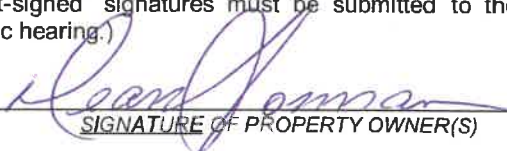
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; 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.)

DEAN FORMAN
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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:

290130005, 290130054,

Assessor's Parcel Number(s): 290130006, 290130003, 290130052, 290130053, 290130004, 290130055

Approximate Gross Acreage: 26.17 Acres

General location (nearby or cross streets): North of Indian Truck Trail, South of Temescal Canyon Road, East of Interstate 15 Fwy, West of Temescal Canyon Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

CONSTRUCT SIX (6) RESTAURANTS BUILDINGS TOTALING 25,900 SQ.FT., A RETAIL BUILDING TOTALING 15,000 SQ.FT.

AND A GAS STATION/CONVENIENCE STORE TOTALING 2,900 SQ.FT.

CWP 03712

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 8

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<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	3200	24'-3"	1	Fast Food
2	3400	21'-2"	1	Fast Food
3	4,952	20'-5"	1	Convenience Store Gas Station/Car Wash
4	2739	27'-9"	1	Restaurant
5	30,700	42'-6"	2	Retail / Office
6	6,000	23'	1	Restaurant
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). GPA 01146, CUP 07859, PP 26290
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 42664 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: _____

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: _____

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) _____ Date _____

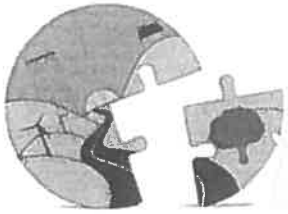
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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\Land Use and Development Condensed application.docx

Created: 04/29/2015 Revised: 08/03/2018



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.

Property Owner(s) Signature(s) and Date

DEAN FORMAN

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.*

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Palm Desert, California 92211
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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.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1146, CHANGE OF ZONE NO. 7859, PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT NO. 3712, and VARIANCE NO. 180004 – Intent to Certify an Environmental Impact Report – EIR00552 – Applicant: Speedway Development – Engineer: K&A Engineering, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road, northerly of Indian Truck Trail, and easterly of Interstate 15 – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: General Plan Amendment No. 1146** is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). **Change Of Zone No. 6915** is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Plot Plan No. 26290** is a proposal to develop six (6) buildings totaling approximately 52,291 sq. ft. for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712** is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 180004** is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 Project Planner Russell Brady at (951) 955-3025 or email at rbrady@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 project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 552, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, 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 12th 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 13, 2018,

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

APN (s) or case numbers CZ07859 / GPA01146 / CUP03712 / PP26290 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 9TH Floor

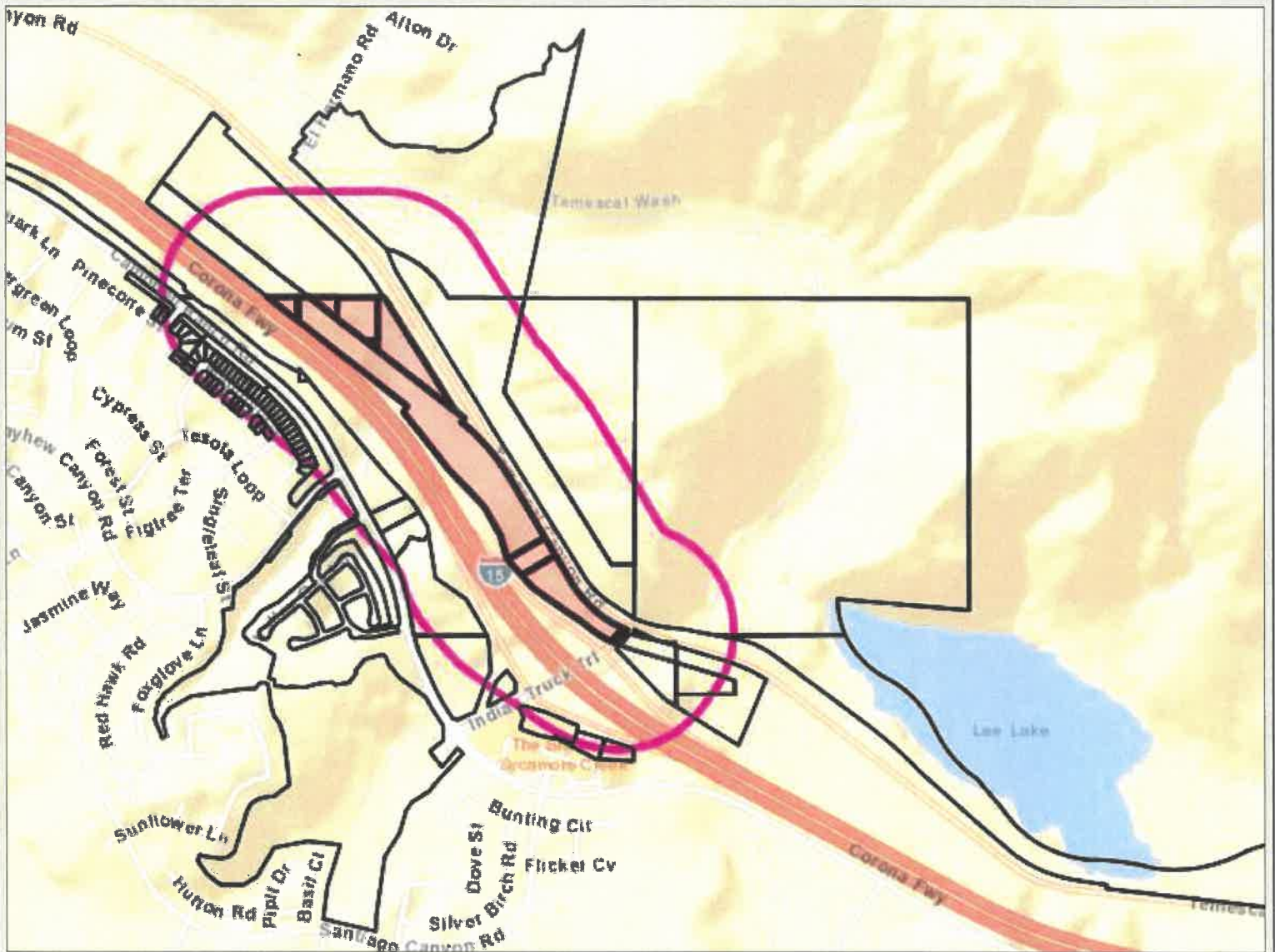
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07859 / GPA01146 / CUP03712 / PP26290

(1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/13/2018 12:53:27 PM

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393070008
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

393070009
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

290080025
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O BRIAN WOODS
25420 MAYHEW CANYON RD
CORONA CA 92883

290460019
MARTIN AYALA
TOMOMI AYALA
MARTIN AYALA

25078 BIRCHTREE CT
CORONA CA. 92883

290470021
SANDY LIANG
DAVID KWAN
11384 MAGNOLIA ST
CORONA CA. 92883

290470010
ABA SULLY LIVING TRUST
ROBERT J BERMUDEZ
JENNIFER C HANSCOME

25095 SAGEBUSH WAY
CORONA CA. 92883

290470014
PHANTHORN BUNCHAY
PAMY BUNCHAY KHAMPOU
11328 MAGNOLIA ST
CORONA CA. 92883

290470052
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290470017
2015 1 IH2 BORROWER
C/O C/O INVITATION HOMES TAX DEPT
1717 MAIN ST NO 2000
DALLAS TX 75201

290470016
RICHARD A HIGGINS
11344 MAGNOLIA ST
CORONA CA. 92883

290470011
ANTHONY LEGASPI
COLLEEN LEGASPI
25087 SAGEBUSH WAY
CORONA CA. 92883

290470019
JOSE M VARGAS
LESLIE VARGAS
11368 MAGNOLIA ST
CORONA CA. 92883

290470009
STEVE K SYPRASERT
LAM LOEUR SYPRASERT
25103 SAGEBUSH WAY
CORONA CA. 92883

290471026
STEVEN A ROMAN
TRACY S ROTH ROMAN
11333 MAGNOLIA ST
CORONA CA. 92883

290471025
GREGG BUCK
MARGARET ANN BUCK
11341 MAGNOLIA ST
CORONA CA. 92883

290471023
THR CALIF
C/O C/O INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201

290460018
JOSEPH W CARBONI
25070 BIRCHTREE CT
CORONA CA. 92883

290470015
RODOLFO MENA
MIRIAM MENA
11336 MAGNOLIA ST
CORONA CA. 92883

290470024
ERIC HUBBARD
MILDRED HUBBARD
2333 PACIFIC
LONG BEACH CA 90806

290470026
KRISTIAN J GUTIERREZ
11424 MAGNOLIA ST
CORONA CA. 92883

290470037
THR CALIF
C/O C/O INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201

290470020
MARVIN THOMAS
SHELIA G THOMAS
11376 MAGNOLIA ST
CORONA CA. 92883

290470022
JINGGONG ZHENG
11392 MAGNOLIA ST
CORONA CA. 92883

290471024
LOC KHANH DANG
HUONG BUI DANG
112 AMBIANCE
IRVINE CA 92603

290471016
HOLLY GORMAN
11373 MAGNOLIA ST
CORONA CA. 92883

290470023
DIDAC FERNANDEZ NIETO
11400 MAGNOLIA ST
CORONA CA. 92883

290470038
MICHAEL T HILL
MARIA C HILL
25236 POPLAR CT
CORONA CA. 92883

290471042
JUSTIN M BUTLER
SHERI BETH G BUTLER
11389 MAGNOLIA ST
CORONA CA. 92883

290470025
FEDELYNE DIEUJUSTE
11416 MAGNOLIA ST
CORONA CA. 92883

290470018
DAVID MICHAEL BROWN
11360 MAGNOLIA ST
CORONA CA. 92883

290452022
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290470028
KAMRAN DARBAN
HOURIEH OZRA DARBAN
26112 CAMINO ADELANTO
MISSION VIEJO CA 92691

290470029
DAVID W GREYSHOCK
VANESSA GREYSHOCK
11448 MAGNOLIA ST
CORONA CA. 92883

290470030
GREGORY S BRINTLE
MARLENE L BRINTLE
11456 MAGNOLIA ST
CORONA CA. 92883

290470027
GINA LIANG
TERESA LIANG
11432 MAGNOLIA ST
CORONA CA. 92883

290470031
ERIC WILLIAM PETERSON
CHRISTEN C PETERSON
11464 MAGNOLIA ST
CORONA CA. 92883

290471006
RENEE M STOKES
11437 MAGNOLIA ST
CORONA CA. 92883

290471013
JOSHUA HOOKER
11405 MAGNOLIA ST
CORONA CA. 92883

290471007
MATTHEW G HIGBEE
TAMMY L CAUBLE
11429 MAGNOLIA ST
CORONA CA. 92883

290471005
DONALD C BETTENCOURT
VANESSA Y BETTENCOURT
11426 CHINABERRY ST
CORONA CA. 92883

290460014
HPA BORROWER 2016 ML
180 N STETSON AV STE 3650
CHICAGO IL 60801

290452020
PEPPINO G DIROMA
11260 PINECONE ST
CORONA CA. 92883

290470032
HPA BORROWER 2016 2 ML
180 N STETSON AV STE 3650
CHICAGO IL 60601

290452021
HEIDI A GOLDSBERRY
KEVIN G TOTH
11268 PINECONE ST
CORONA CA. 92883

290460016
RANDALL B WRIGHT
MELINDA B RAMIREZ
11300 PINECONE ST
CORONA CA. 92883

290460015
YOLANDA KAKKAR
GEO KAKKAR
11292 PINECONE ST
CORONA CA. 92883

290470012
ROBERT TUPPER
HEATHER TUPPER
25079 SAGEBUSH WAY
CORONA CA. 92883

290470033
RAYMOND ANTHONY LOPE FLORES
XENIA MAE DACUMOS FLORES
211 SAGEBRUSH LN
AMERICAN CANYON CA 94503

290470013
HYE WEON LEE
11320 MAGNOLIA ST
CORONA CA. 92883

290470034
NENG HAUNG SHENG
SHAWMING J TANG SHENG
1785 CANNES DR
THOUSAND OAKS CA 91362

290470035
MARCOS C RAMIREZ
ANGEL A RAMIREZ ORTEGA
11496 MAGNOLIA ST
CORONA CA. 92883

290460017
JOSE FRANCISCO ORDONEZ
VANNESA GISELE GUTIERREZ
25054 BIRCHTREE CT
CORONA CA. 92883

290471041
JESSICA YVETTE GARCIA
GREGORY MICHAEL GARCIA
11397 MAGNOLIA ST
CORONA CA. 92883

290470036
BRANDON C GILL
DANYELL GILL
11504 MAGNOLIA ST
CORONA CA. 92883

290670015
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290670016
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290670024
ROIC CALIF
PO BOX 130339
CARLSBAD CA 92013

393060005
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

290670003
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290130003
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130032
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O BRIAN WOODS
25420 MAYHEW CANYON RD
CORONA CA 92883

290130005
SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS CA 91709

290130004
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130066
SC FHC
C/O C/O FRITZ HOWSER
6306 W COAST HWY
NEWPORT BEACH CA 92663

290130067
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

290130053
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

290130083
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O EXECUTIVE DIRECTOR
3403 10TH ST STE 320
RIVERSIDE CA 92501

290130044
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O BRIAN WOODS
25420 MAYHEW CANYON RD
CORONA CA 92883

290130006
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

290130052
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

290130082
WESTERN RIVERSIDE COUNTY REGIONAL
C/O C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

393070005
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

393070007
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

393070010
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

290670025
GARFIELD BEACH CVS
YFP SYCAMORE CREEK
C/O C/O YFP SYCAMORE CREEK
3224 CLUB DR
LOS ANGELES CA 90064

290130086
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

290670023
VONS COMPANIES INC
ROIC CALIF
PO BOX 130339
CARLSBAD CA 92013

393070004
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

290460048
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

290470053
SYCAMORE CREEK COMMUNITY ASSN
C/O C/O PAM PENTON
25420 MAYHEW CANYON RD
CORONA CA 92883

290080017
ASGARD
C/O C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

393070006
UAP SYCAMORE
C/O C/O JOHN YOUNG
4699 JAMBOREE RD
NEWPORT BEACH CA 92660

290670034
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290760091
SERRANO RIDGE COMMUNITY ASSN
C/O C/O TRI POINTE HOMES
5 PETERS CANYON STE 100
IRVINE CA 92606

290760092
SERRANO RIDGE COMMUNITY ASSN
C/O C/O TRI POINTE HOMES
5 PETERS CANYON STE 100
IRVINE CA 92606

290760090
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290080054
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O EXECUTIVE DIRECTOR
3403 10TH ST STE 320
RIVERSIDE CA 92501

290130085
SPEEDWAY DEV
15350 FAIRFIELD RCH NO K
CHINO HILLS CA 91709

Lijin Sun, Program Supervisor
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

California Department of Fish and Wildlife, Inland
Deserts Region 6
Leslie McNair
3602 Inland Empire Blvd., Ste. C-220
Ontario, CA 91764

CalTrans District 8
CEQA Review
464 W. 4th St., 6th Floor
San Bernardino, CA 92401

City of Corona
Joanne Colletta Planning Director
400 S. Vicentia Ave.
Corona, CA 92882

City of Lake Elsinore
Richard J. MacHott, Planning Manager
130 S. Main St.
Lake Elsinore, CA 92530

Metropolitan Water District of Southern California
Harry Bannerman
700 North Alameda Street
Los Angeles, CA 90012-2944

Riverside County Transportation Commission
Anne Mayer, Executive Director
4080 Lemon Street, 3rd Floor
Riverside, CA 92501

Riverside Transit Agency
Joe Forgiarini
1825 3rd St.
Riverside, CA 92517-1968

Southern California Edison
CEQA Review
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Temescal Valley Water District
CEQA Review
22646 Temescal Canyon Road
Temescal Valley, CA 92883

U.S. Fish and Wildlife Service
Sally Brown
6010 Hidden Valley Road, Ste. 101
Carlsbad, CA 92011

Tammy Fox
1611 Garfield Ave
Alhambra, CA 91801

City of San Jacinto
Travis Randel, Community Development Director
595 S. San Jacinto Ave.
San Jacinto, CA 92583

RCTC
Michael Blomquist
4080 Lemon Street, 3rd Floor
Riverside, CA 92501

Ruth Brissenden
PO Box 78824
Corona, CA 92877

Rob Mucha
22512 Amber Eve Drive,
Temescal Valley CA 92883
714-402-7017

Barbara Paul
25999 Glen Eden Road, Site 147
Temescal Valley, CA 92883

Pechanga Cultural Resources
PO Box 2183
Temecula, CA 92593

Forestar Toscana Development Company
Andrew Petitjean, Vice President Community
Development
4590 MacArthur Boulevard, Suite 600
Newport Beach, CA 92660

**INVOICE (PLAN-CFG06044)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Henry-Ann Company Inc
32823 Temecula Pkwy
Temecula, Ca 92592

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06044	01/23/2014	01/23/2014	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06044	0452 - CF&G TRUST: RECORD FEES	\$50.00
11695 Temescal Canyon Rd Corona,		SUB TOTAL
		\$50.00

TOTAL **\$50.00**

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

Credit Card Payments By Phone:
760-863-7735

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 H
Palm Desert, CA 92211




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 5

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7934	Applicant(s): Enterprises Swanco LLC
Select Environ. Type	CEQA Exempt 15061 and 15317	c/o Rodney Swan
Area Plan:	Palo Verde Valley	Representative(s): Best Best & Krieger
Zoning Area/District:	South Palo Verde Area	
Supervisory District:	Fourth District	
Project Planner:	Dionne Harris	
Project APN(s):	878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010,-024, -025, -026, -027; 878-210-002, -006,-012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7934 proposes to change the site’s zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for twenty-five parcels on 1,248.49 acres.

The site is located north of 8th Avenue, south of 28th Avenue, east of South Neighbours Boulevard and west of Oxbow Road. The project is within the Palo Verde Area Plan and is associated with Agricultural Preserve Nos. 1063, 1065, 1068, and 1069.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 and 15317, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7934, to change the zoning classification for the subject property from R-R to A-1, in accordance with Exhibit #3, based upon the findings and conclusions provided in this staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture(AG) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Colorado River Policy Area
Surrounding General Plan Land Uses	
North:	Agriculture(AG) (10 Acre Minimum)
East:	Agriculture(AG) (10 Acre Minimum)
South:	Agriculture(AG) (10 Acre Minimum)
West:	Agriculture(AG) (10 Acre Minimum)
Existing Zoning Classification:	Rural Residential
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture (20 Acres Minimum) (A-1-20)
East:	Rural Residential (R-R), Light Agriculture (20 Acres Minimum) (A-1-20)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R), Light Agriculture (20 Acres Minimum) (A-1-20)
Existing Use:	Farm Land
Surrounding Uses	
North:	Farm Land
South:	Farm Land
East:	Farm Land
West:	Farm Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No

Agricultural Preserve:	Yes
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

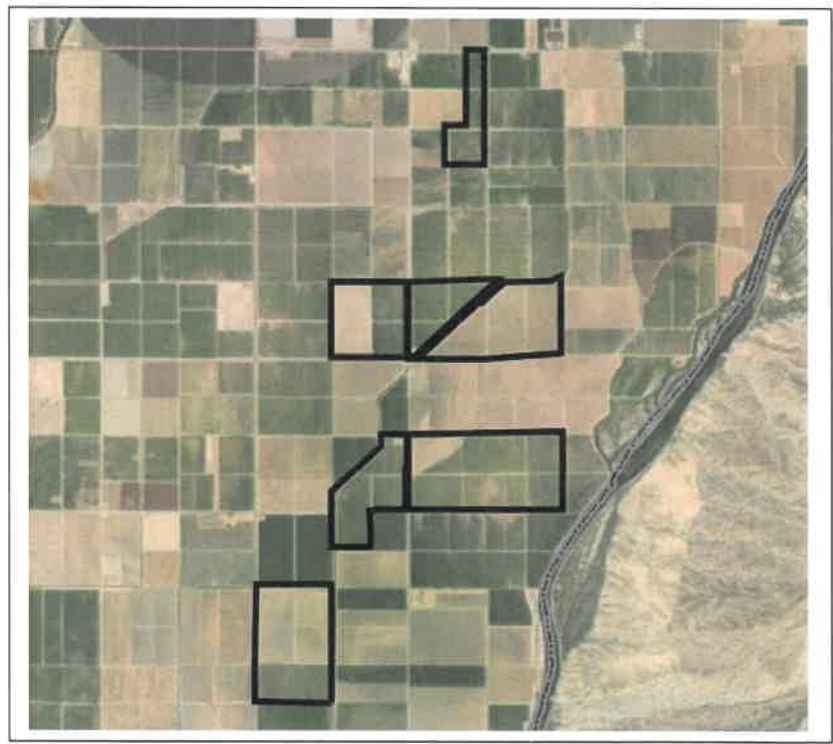


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: Change of Zone No. 7934 was submitted to the County of Riverside on March 13, 2017 to change the zoning classification on the project site from Rural Residential (R-R) to Light Agriculture (A-1). The Rural Residential zoning classification is primarily for single family residences. The Light Agriculture zoning classification is primarily for agricultural uses and is designated within Ordinance No. 348 as an agricultural zone.

The project site's General Plan Foundation Component is Agriculture (AG), and the land use designation is Agriculture (AG). The Foundation Component and land use designation have been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack infrastructure that is supportive of urban development. Therefore, the zoning classification proposed, Light Agriculture (A-1), is consistent with project site's the Foundation Component and the land use designation.

The change of zone was requested to implement and enlarge an Agricultural Preserve and a Land Conservation Contract, which the applicant submitted for review on March 31, 2017. The Agricultural Preserve projects No. 1063, 1065, 1068 and 1069 were submitted on March 31, 2017. The Agricultural Preserve Enlargements projects were heard at the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) and were recommended for approval to the Board of Supervisors on July 26, 2018. Pursuant to Ordinance Nos. 508 and 509, all properties within an Agriculture Preserve are required to have agriculture zoning, or require a change to an agricultural zone. The Rural Residential (R-R) zone is not considered an agricultural zone pursuant to Ordinance No. 348, Section 21.3. The project's site is approximately 1,248.49 acres. The existing structures on the proposed project sites are single family residences, and a barn.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (Guidelines section 15061(b) (3)) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. The existing Zoning Classification is Rural Residential (R-R), and Ordinance No. 348 permits nurseries, greenhouses, crops, and gardening on a commercial scale, as well as "Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises." The proposed Zoning Classification is Light Agriculture (A-1), which permits nurseries, greenhouses, crops, and gardening on a commercial scale, as well as "Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises." The zones A-1 and R-R allow for the same type of anticipated permitted uses and therefore the Change of Zone is thereby exempt because the planned land uses will remain the same both with and without the project. The Change of Zone is also exempt from CEQA review pursuant to the Categorical Exemption rule (section 15317) which states the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act or the acceptance of easements or fee interests in order to maintain the open space character of the area. The site is currently utilized for agricultural, residential uses and vacant land. The enlargement of the agricultural uses will not result a significant impact.

Additionally, Staff finds that the related actions (Establishment of the Agriculture Preserve and the Land Conservation Contract) are also exempt pursuant to Section 15317, which consists of the establishment of agricultural preserves and contracts, and this change of zone merely facilitates the expansion and establishment of agricultural preserves. If all the applications proceed to the Board of Supervisors and are approved, Staff expects all actions to be exempt.

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 Agriculture (AG). Agricultural land includes row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. The Agriculture (AG) Land Use Designation allows one single-family residence is per every 10 acres.
2. The project site has a Zoning Classification of Rural Residential (R-R). The Rural Residential (R-R) zoning generally permits single family dwellings, farming operations, limited grazing and raising livestock keeping uses, and allows a range of other uses with the approval of a land use permit. The proposed zoning classification is Light Agriculture (A-1), which is consistent with the General Plan Land Use Designation of Agriculture: Agriculture (AG) and, as an agricultural zone, is more consistent with the site's current and future intended use of agriculture.
3. The project site is comprised of vacant land. The part of the project site is located within the Colorado River Policy Area within the Palo Verde Valley Area Plan. The project is consistent with the Colorado River Policy Area because the PVVAP 4.1, states, "Protect farmland and agricultural resources in Palo Verde Valley through adherence to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements." The proposed use will be consistent with the Colorado River Policy Area within the Palo Verde Valley Area Plan because it will implement and enlarge an Agricultural Preserve and adhere to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements, and a Land Conservation Contract.

Other Findings:

The Change of Zone No. 07934 is proposal to change the subject property Zoning Classification for Rural Residential (R-R) to Light Agriculture (A-1) and is subject to the following findings:

1. The proposed change of zone to Light Agriculture (A-1) would allow for the continued use of agricultural farming and production and, if the related actions involving Agricultural Preserves are ultimately approved by the Board of Supervisors, would facilitate the establishment and expansion of those Agricultural Preserves. The propose zone is consistent with the Agriculture (AG) Land Use Designation to allow agricultural uses.
2. Land use designations surrounding the project site are, Agriculture: Agriculture (AG) 10 Arce Minimum and within the Palo Verde Valley Area Plan to the north, south, east, and west.
3. The project site is surrounded by properties which are zoned Light Agriculture (20 Acres Minimum) (A-1-20) to the north, Rural Residential (R-R) and Light Agriculture (20 Acres Minimum) (A-1-20) east and west, and Rural Residential (R-R) to the south.
4. The proposed Change of Zone will be fully consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. There are no known or reasonably anticipated current plans for any new uses or structures. The development that could potentially be permitted with approval of a land use permit is largely less under the proposed zone than under the current zone and will facilitate expansion of the Agricultural Preserve. Any future land use permit such as a plot plan or other new use permit will

be required to comply with all applicable regulations and the California Environmental Quality Act at that time.

5. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development. Therefore the change of zone will not result in an incompatible land use, since the project site will continue to be utilized for agricultural production.
6. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
7. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
8. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
9. This project is not within a City Sphere of Influence.

Conclusion:

1. For the reasons discussed above, 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

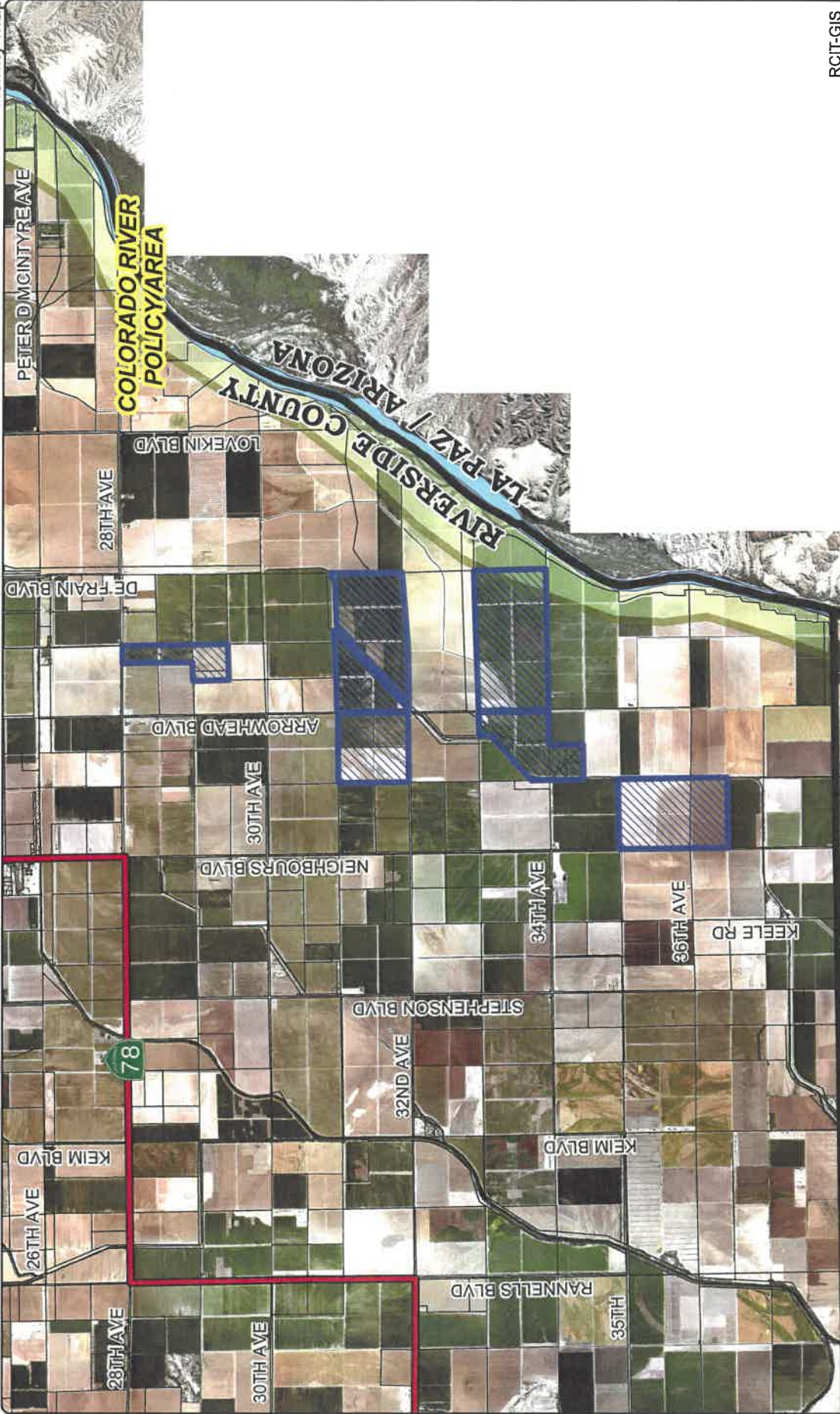
This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site on December 9, 2018 to December 18, 2018. As of the writing of this report, Planning Staff has not received written communication/phone calls from 600 who indicated support/opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07934**

Supervisor: Perez
District 4

Date Drawn: 08/30/2018
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: South Palo Verde

Author: Vinnie Nguyen

RCIT-GIS



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 at (951)650-3277 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

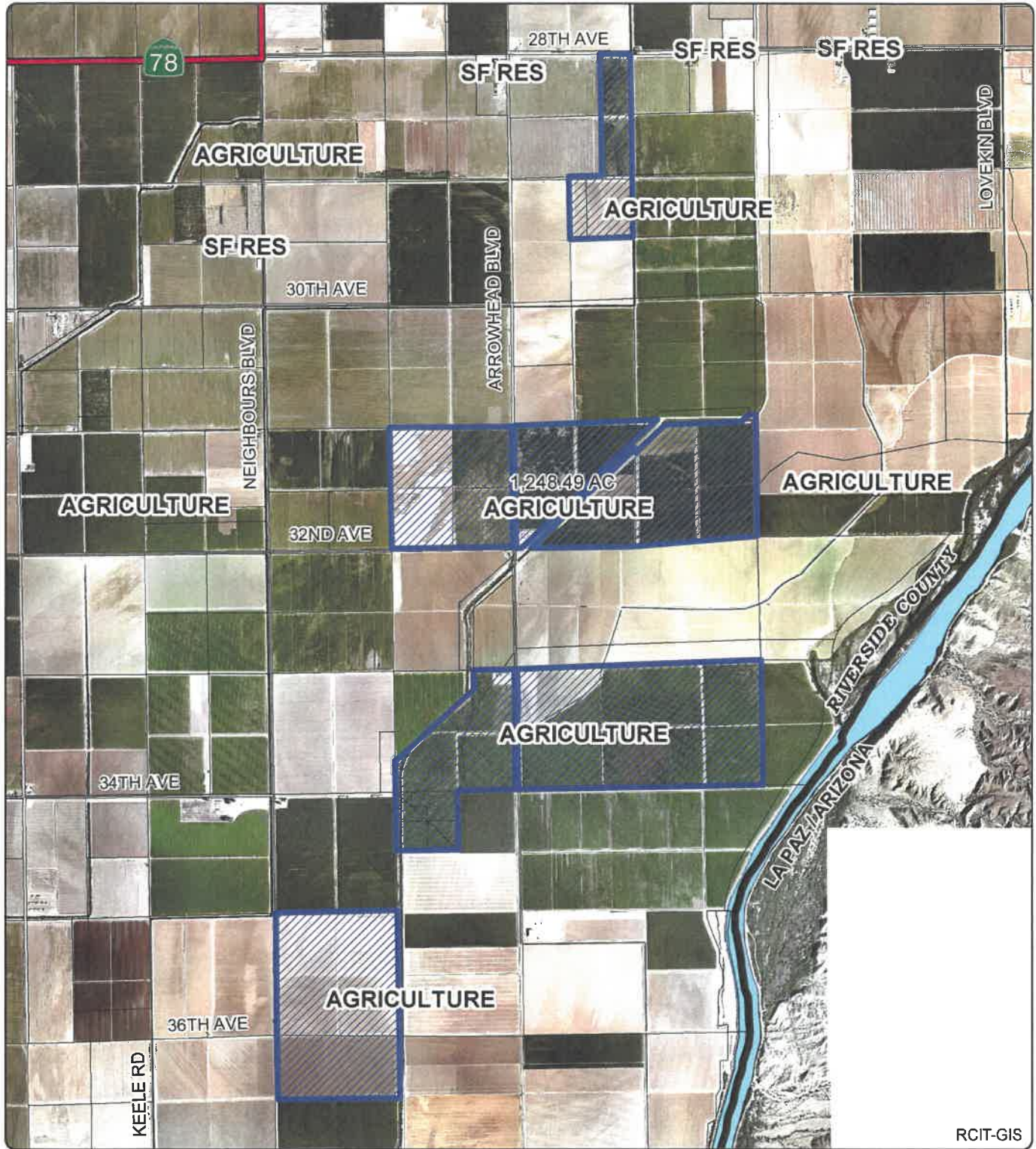
CZ07934

LAND USE

Supervisor: Perez
District 4

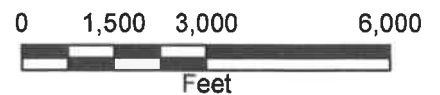
Date Drawn: 08/30/2018

Exhibit 1



Zoning Area: South Palo Verde

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://planning.rcti.us.org>

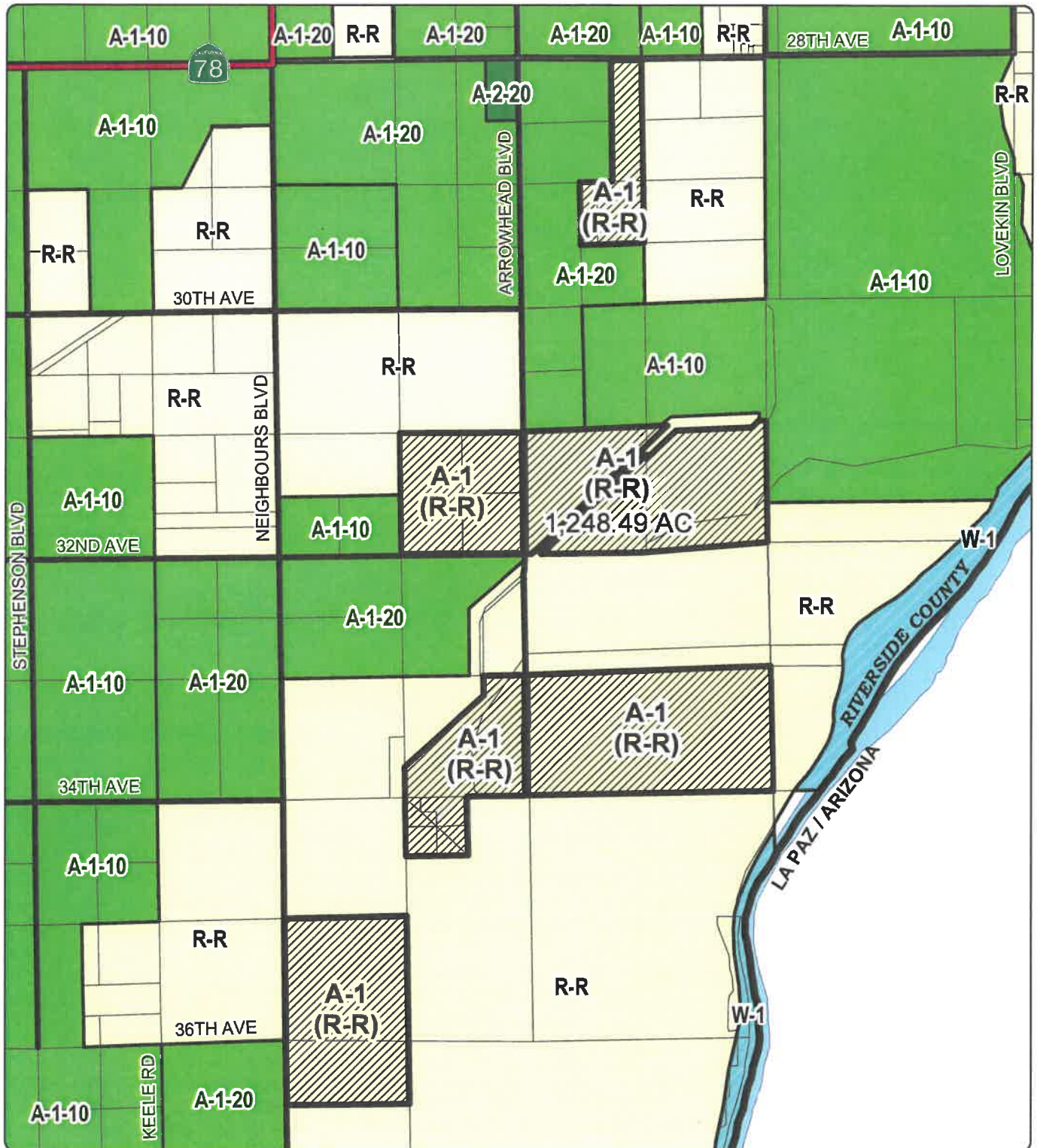
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07934

PROPOSED ZONING

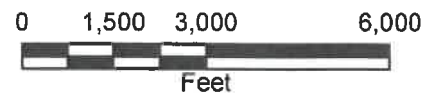
Supervisor: Perez
District 4

Date Drawn: 08/30/2018
Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



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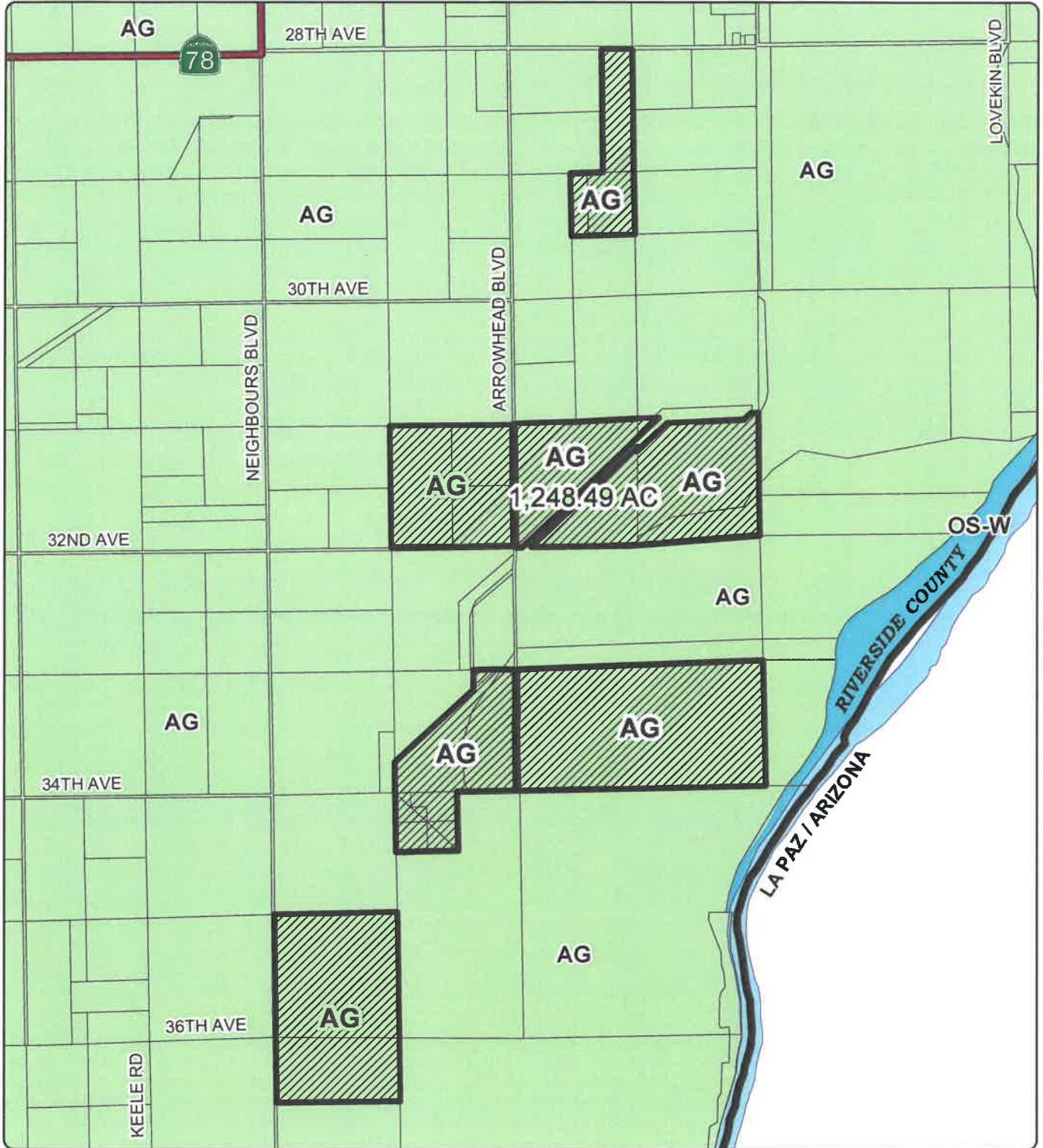
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07934

EXISTING GENERAL PLAN

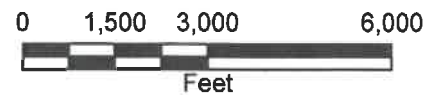
Supervisor: Perez
District 4

Date Drawn: 08/30/2018
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen

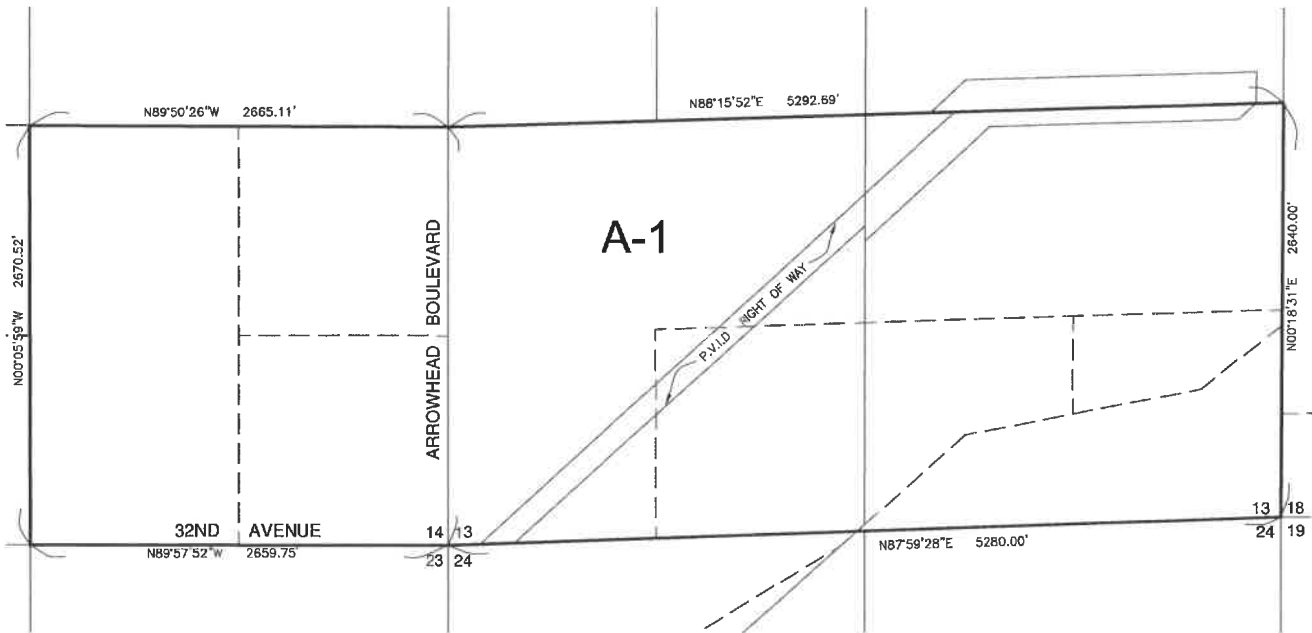


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SOUTH PALO VERDE AREA

SHEET 1 OF 4

SECTIONS 13 & 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

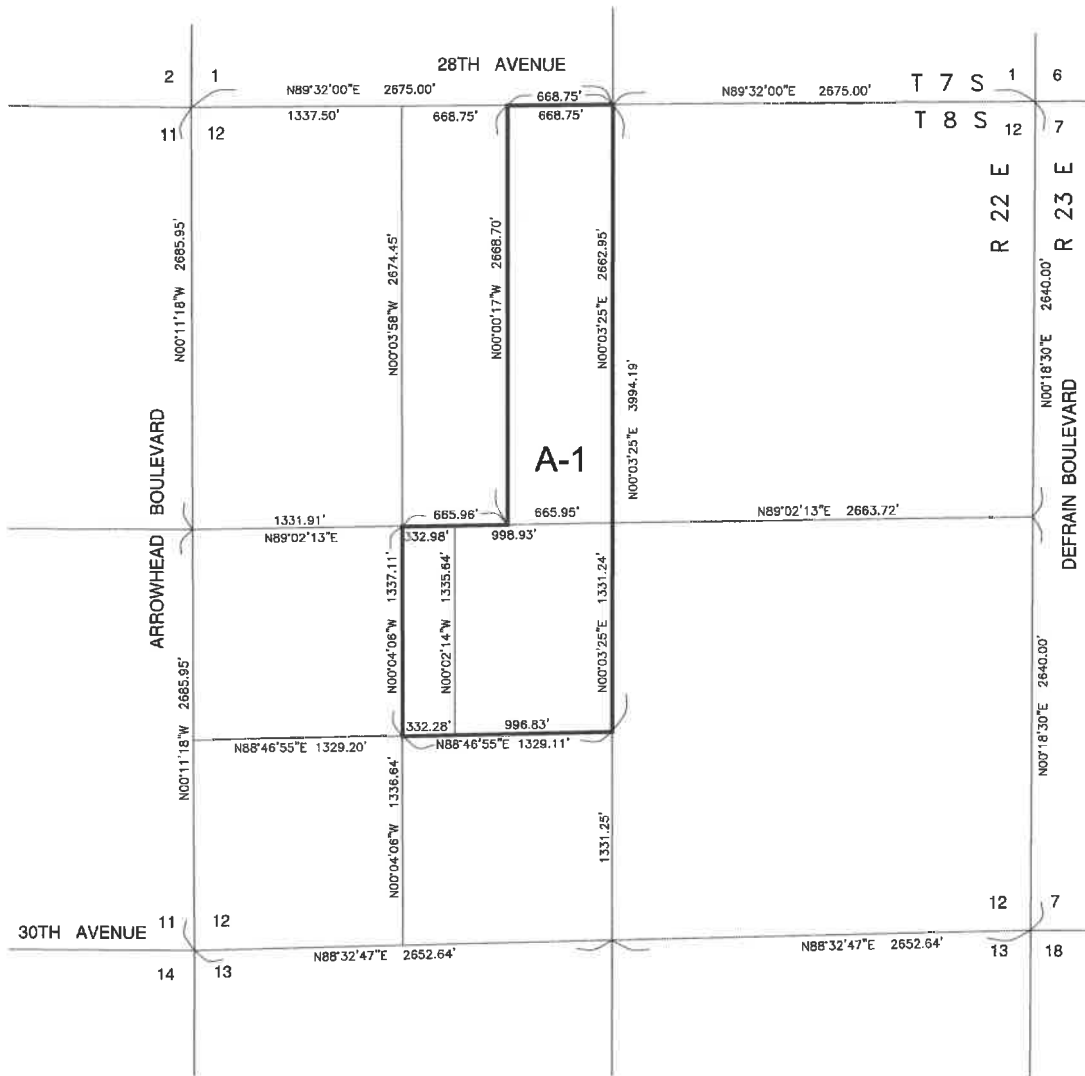
CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

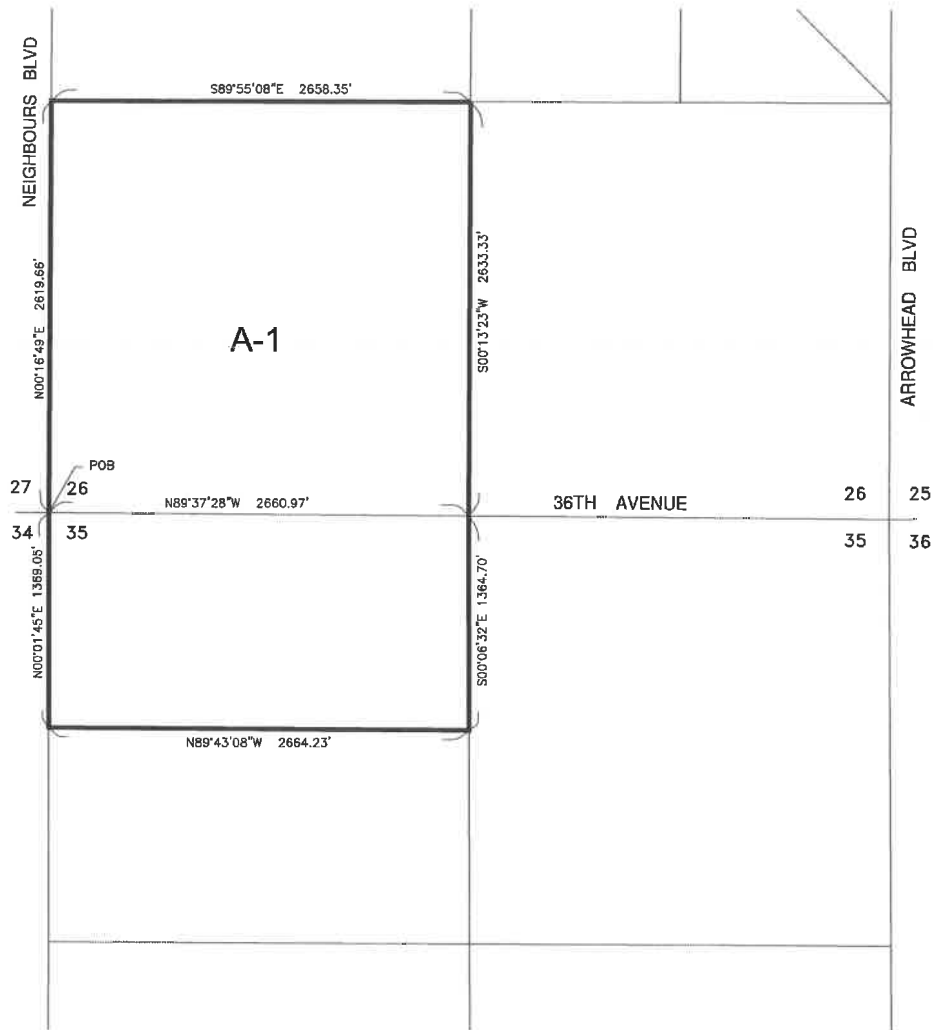
CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SECTIONS 26 & 35, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

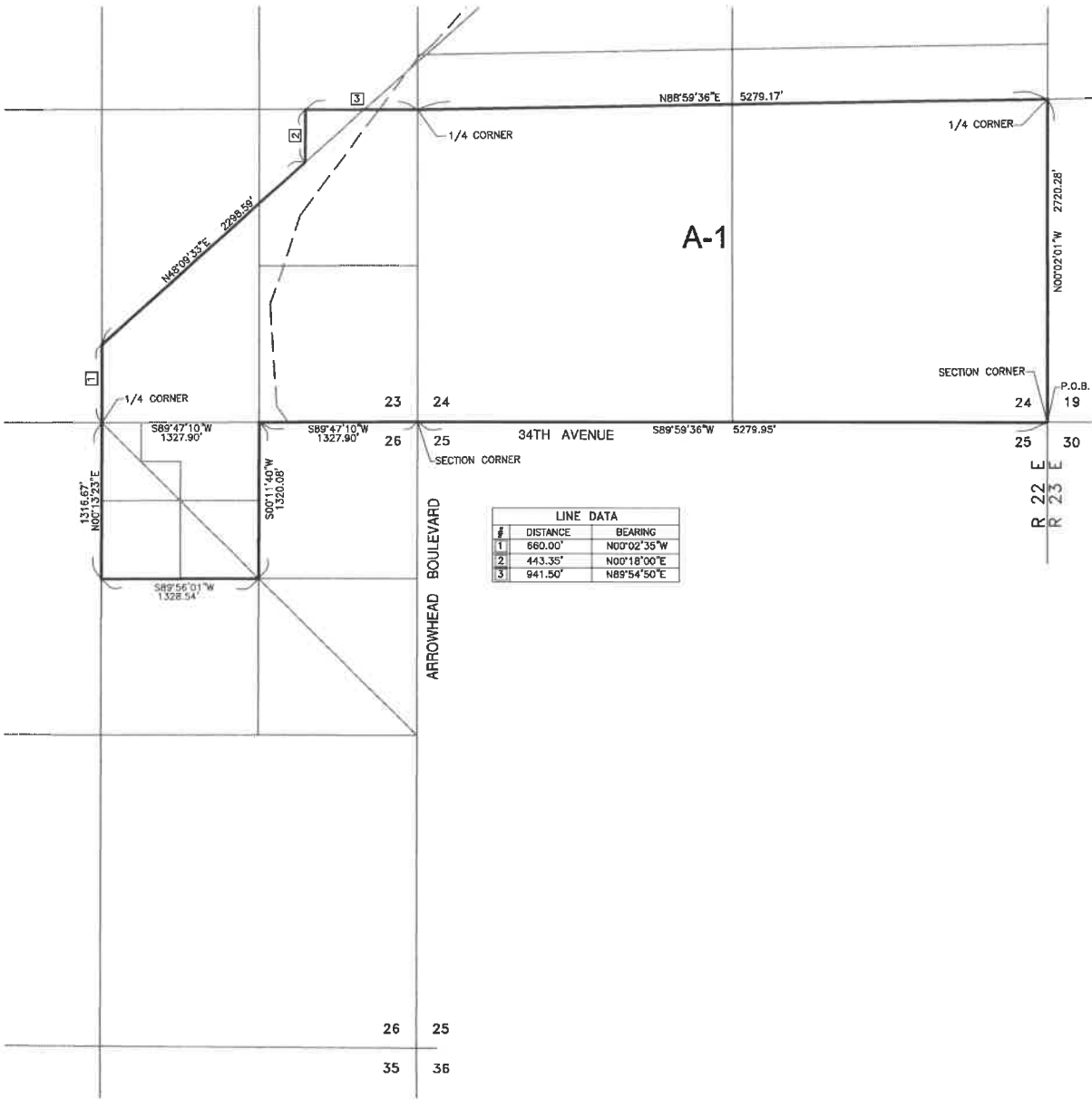
CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SECTIONS 23, 24 & 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS





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.

Property Owner(s) Signature(s) and Date

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.



Steve Weiss, AICP
Planning Director

001104 044 1141

C2.07934

EA 413013
CFG 06383

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Enterprises Swanco, LLC

Contact Person: Rodney Swan E-Mail: rodney_swan@hotmail.com

Mailing Address: 67628 River Road

Cibola Street AZ 85328
City State ZIP

Daytime Phone No: (626) 8640917 Fax No: ()

Engineer/Representative Name: Best Best & Krieger

Contact Person: Steve Anderson E-Mail: steve.anderson@bbklaw.com

Mailing Address: 3390 University Ave.

Riverside Street CA 92503
City State ZIP

Daytime Phone No: (951) 8268279 Fax No: ()

Property Owner Name: Enterprises Swanco, LLC

Contact Person: Rodney Swan E-Mail: rodney_swan@hotmail.com

Mailing Address: 67628 River Road

Street

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 CHANGE OF ZONE

Cibola

City

AZ

State

86328

ZIP

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 property address and/or assessor's parcel 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.

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.

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.)

Enterprises Swanco, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

878102003 878102008 878102009 878151006 878151007 878151008
878152010 878152024 878152025 878152027 878152026 878182002
878270006 878270005 878270004 878210012 878210015 878210016
878210017 878210006 878210014 878210013 878250007 878270007
878210002

Approximate Gross Acreage: 1,247 acres

General location (nearby or cross streets): North of Palo Verde, South of _____

APPLICATION FOR CHANGE OF ZONE

Blythe, East of State Route 78, West of Colorado River.

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

The properties are currently zoned R-R. The desired zoning is A-1 for purposes of placing the properties in agricultural preserves.

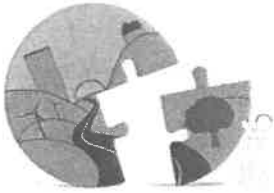
Related cases filed in conjunction with this request:

Applications for establishment or enlargement of agricultural preserves, included with this change petition packet.

Ah 1063-69

This completed application form, together with all of the listed requirements provided on the Change of Zone 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\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



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.

Property Owner(s) Signature(s) and Date

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.

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 a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 7934 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 – Applicant: Enterprises Swanco, LLC – Engineer/Representative: Best Best & Krieger – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan (General Plan): Agriculture: Agriculture (AG-AG) – Zoning: Rural Residential (R-R) – Location: Northerly of 8th Avenue, southerly of 28th Avenue, easterly of South Neighbours Boulevard, and westerly of Oxbow Road – 1,248.49 Acres – **REQUEST:** The Change of Zone proposes to change the existing zoning classification of approximately 1,248.49 acres (25 Assessor's Parcel Numbers) from Rural Residential (R-R) to Light Agriculture (A-1) to place these parcels in an agricultural preserve. APNs: 878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010,-024, -025, -026, -027; 878-210-002, -006,-012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007). Related Cases: AG No. 1063 - 1069.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 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 Dionne Harris at (951) 955-6836 or email at 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-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 12th 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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 30, 2018,

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

APN (s) or case numbers CZ07934 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

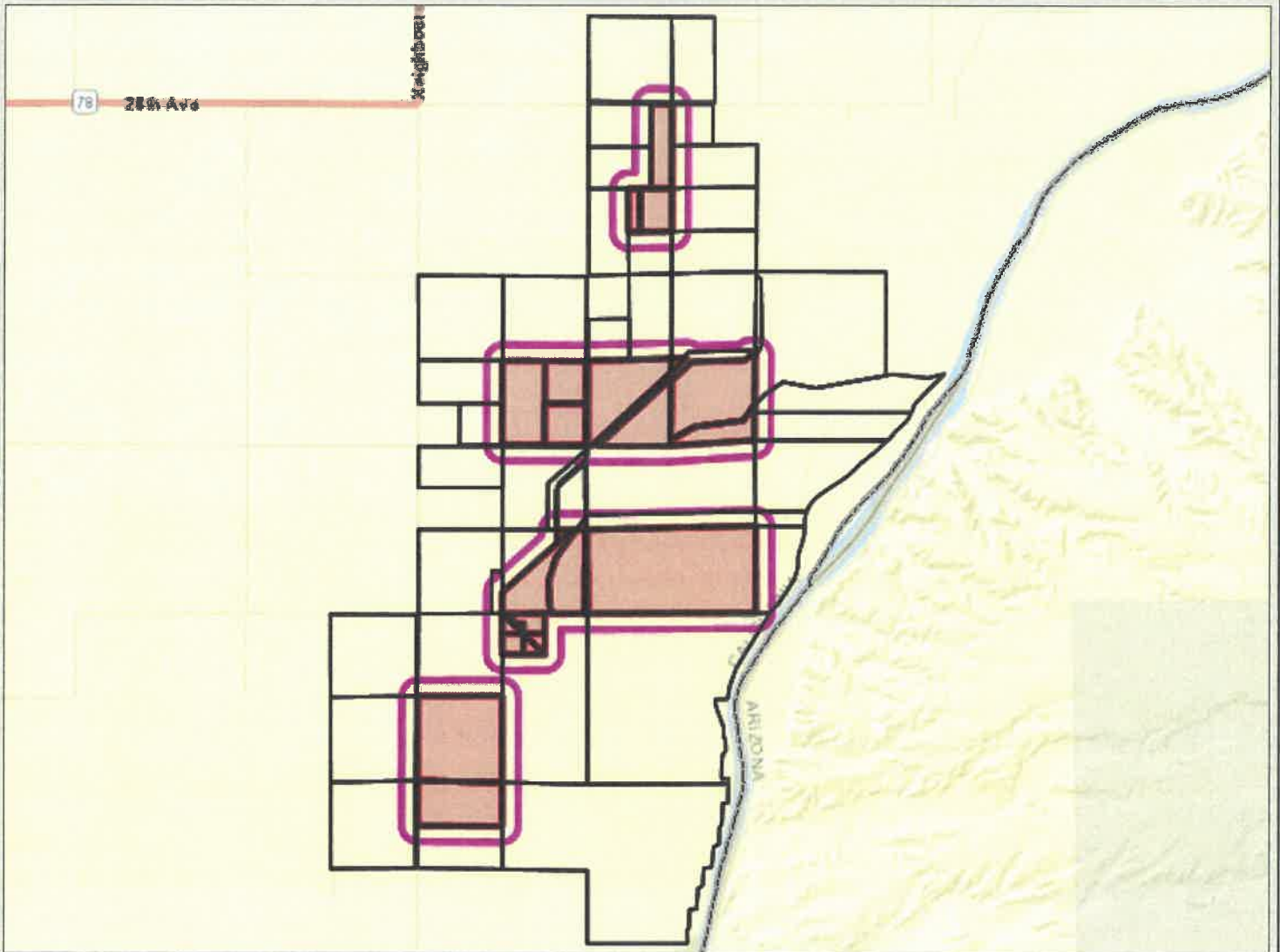
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07934 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 6,019 12,037 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... 8/30/2018 3:50:25 PM

© Riverside County RCIT

875250005
D & B FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

875250006
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

875250009
D & B FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

875250010
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

875260001
RB FARMS INC
C/O C/O RONALD SWAN
RT 2 BOX 22
CIBOLA AZ 85328

875260002
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

875260003
USA 875
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

878070005
ROVEY LAND & CATTLE CO INC
C/O C/O ALBERT E ROBEY
32500 MOHAVE RD S
PARKER AZ 85344

878070006
ROVEY LAND & CATTLE CO
32500 MOHAVE RD S
PARKER AZ 85344

878102001
HULL FARMS INC
29501 NEIGHBORS BLV
BLYTHE CA 92225

878102002
HULL FARMS INC
29501 NEIGHBORS BLV
BLYTHE CA 92225

878102003
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102004
CAL VAN FARMS
C/O C/O JACK CALABRESE
P O BOX 1053
BLYTHE CA 92226

878102006
FONDOMONTE CALIF
C/O C/O DAVID KELLY
250 N LITCHFIELD STE 101
GOODYEAR AZ 85338

878102007
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102008
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102009
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102010
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102011
FONDOMONTE CALIF
C/O C/O DAVID KELLY
250 N LITCHFIELD STE 101
GOODYEAR AZ 85338

878102012
FONDOMONTE CALIF
C/O C/O DAVID KELLY
250 N LITCHFIELD STE 101
GOODYEAR AZ 85338

878151001
DANA B FISHER
SUSAN L FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92250

878151002
DANA B FISHER
SUSAN L FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

878151003
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878151005
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

878151006
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878151007
ENTERPRISES SWANCO CA
31550 S ARROWHEAD BLV
BLYTHE CA 92225

878151008
ENTERPRISES SWANCO CA
31550 S ARROWHEAD BLV
BLYTHE CA 92225

878152002
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152003
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

878152010
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152024
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152025
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152026
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152027
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152030
PVID
C/O PVID
180 W 14TH AVE
BLYTHE CA 92225

878152031
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

878182001
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878182002
RB FARMS INC
C/O C/O RONALD SWAN
RT 2 BOX 22
CIBOLA AZ 85328

878182003
USA BIA
0
CA. 0

878202004
CO RIVER BASIN FARMS
C/O C/O WILL WALTON
1291 US HIGHWAY 258 NORTH
KINSTON NC 28504

878202011
ROBERT M MRTON
LAURIE MRTON
6 CHARTIERS CT
HENDERSON NV 89052

878210001
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878210002
ENTERPRISES SWANCO CA
ROUTE 2 BOX 22
CIBOLA AZ 85328

878210006
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878210007
RIO RANCHO 2000
RICK A BRYCE
GARY A BRYCE

878210010
RIO RANCHO 2000
RICK A BRYCE
GARY A BRYCE

P O BOX 1230
BLYTHE CA 92226

P O BOX 1230
BLYTHE CA 92226

878210012
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878210013
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878210014
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878210015
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878210016
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878210017
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878240014
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878250006
ROBERT MARSHALL MORTON
LAURIE MORTON
6 CHARTIERS CT
HENDERSON NV 89052

878250007
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878250008
RIO RANCHO 2000
RICK A BRYCE
GARY A BRYCE

P O BOX 1230
BLYTHE CA 92226

878260001
IRVINE RANCH WATER DISTRICT
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878260003
SCHINDLER BROTHERS
3595 W HOBSONWAY
BLYTHE CA 92225

878260004
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260005
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260006
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260007
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260008
PVID
180 W 14TH AVE
BLYTHE CA 92225

878270001
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878270002
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878270003
ROBINSON LAND CO
P O BOX 2399
BLYTHE CA 92226

878270004
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878270005
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878270006
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878270007
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: CHANGE OF ZONE NO. 07934

Project Location: North of 8th Avenue, south of 28th Avenue, east of South Neighbours Boulevard and west of Oxbow Road

Project Description: The proposal is to change the existing zoning classification of approximately 1,248.49 acres (25 Assessor's Parcel Numbers) from Rural Residential (R-R) to Light Agriculture (A-1) to place these parcels in an agricultural preserve.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Enterprises Swanco LLC, 67628 River Road, Cibola AZ 85328

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15061)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project is CEQA Exempt, section 15061 (b) (3) The activity is covered by the general rule common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Change of Zone will not result in any physical changes to the environment.

Dionne Harris 951-955-6836
County Contact Person *Phone Number*

Signature Title Date
Urban Regional Planner 10/03/18

Date Received for Filing and Posting at OPR: _____

Revised: 08/22/2017: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. 43013 ZCFG No. 06383 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06383)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Enterprises Swanco LLC
67628 River Rd
Cibola, Az 85328

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06383	03/31/2017	03/31/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06383	0452 - CF&G TRUST: RECORD FEES	\$50.00
12527 28Th Ave Blythe,		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

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 H
Palm Desert, CA 92211