



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MARCH 18, 2020

**Planning  
Commissioners  
2020**

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

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer  
Vice-Chairman

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).

**2<sup>nd</sup> District**  
David Leonard

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.

**3<sup>rd</sup> District**  
Gary Thornhill

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

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

**4<sup>th</sup> District**  
Bill Sanchez

**1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**NONE**

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

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**NONE**

**3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

**NONE**

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

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

**4.1** **TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider Addendum No. 1 to Environmental Impact Report No. 255 (EIR255) – EA3037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management, c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule "E" parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 gross acres; Parcel 2 would be 3.62 gross acres, Parcel 3 would be 1.29 gross acres, and Parcel 4 would be 1.29 gross acres. **Conditional Use Permit No. 3775** would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, an 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and a 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. Project Planner: Tim Wheeler at 951-955-6060 or email at [wheeler@rivco.org](mailto:wheeler@rivco.org).**

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

**4.2** **SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 – No New Environmental Document Required – EIR551 – Applicant: Riverside Mitland 03, LLC/Dave Bartlett– Engineer/Representative:**

Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 11.5 Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan’s Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan’s Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646**, proposes a Schedule “A” Map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

4.3 **CHANGE OF ZONE NO. 2000003 – No New Environmental Document Required** – EIR380 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres – **REQUEST: Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN’s: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

4.4 **TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required** – EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – **REQUEST: Tentative Tract Map No. 36785 Minor Change No. 1**, is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule “A” subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 sq. ft. to 7,000 sq. ft. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@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  
STAFF REPORT**

**Agenda Item No.**

**4.1**

**Planning Commission Hearing: March 18, 2020**

**PROPOSED PROJECT**

**Case Number(s):** Tentative Parcel Map No. 37537  
Conditional Use Permit No. 3775

**Applicant(s):** Cajalco Square, LP

**EIR No.:** EIR 255, Addendum No. 1

**Representative(s):** J&T Management


**Area Plan:** Lake Mathews/Woodcrest

c/o C. Grajeda & M. Bojorquez

**Zoning Area/District:** Mead Valley District

**Supervisory District:** First District

**Project Planner:** Tim Wheeler

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**Project APN(s):** 321-130-053 thru 055, and 060

**PROJECT DESCRIPTION AND LOCATION**

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross.

Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

The project site is located north of Cajalco Road, east of Wood Road, and south of Carpinus Drive.

The above is hereinafter referred to as “the project or Project.”

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**CONSIDER** an **ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 255**, 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 TENTATIVE PARCEL MAP NO. 37537**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**APPROVE CONDITIONAL USE PERMIT NO. 3775**, 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:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) Boulder Springs - Planning Area 1
Specific Plan Land Use:	Commercial Retail
Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR)
Policy / Overlay Area:	Cajalco Wood Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Rural Community: Low Density Residential (RC: LDR)
South:	Community Development: Commercial Retail (CD: CR) and Rural Community: Low Density Residential (RC: LDR)
West:	Rural Community: Low Density Residential (RC: LDR)
Existing Zoning Classification:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) - Planning Area 1 (Commercial Retail-CR) – Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) - Planning Area 1 (Commercial Retail-CR) – Scenic Highway Commercial (C-P-S)
East:	Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1) - Planning Area 2 (Rural Community: Low Density Residential-RC: LDR) – One Family Dwellings (R-1)
South:	Residential Agricultural – ½ Acre Minimum (R-A-1/2)
West:	Residential Agricultural – ½ Acre Minimum (R-A-1/2)

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land, Agricultural Farming, Poultry
East:	Residential Development (Dwellings)
West:	Agricultural Farming (Pine Grove), Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.96 Net Acres	N/A
Proposed Building(s) Area (SQFT):	Total Square-Footage for all Buildings for the project is 41,158 sqft.	N/A
Building Height (FT):	Tallest Building (Retail Building #2) is at 30 feet	50 feet
Proposed Minimum Lot Size:	0.98 Gross Acres (Parcel 1)	N/A
Total Proposed Number of Lots:	4	4
Map Schedule:	E	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail Building #1	8,586 sqft.	5 ½ spaces/1000 sqft. for general retail (shopping center)	43	48
Retail Building #2	19,097 sqft.	5 ½ spaces/1000 sqft. for general retail (shopping center)	96	116
Drive-Thru Restaurant	3,200 sqft.	1/45 sqft. of serving area (+/- 1,920 sqft. of serving area)	43	49
Gas Station Convenience Store	3,800 sqft.	1/200 sqft. for general retail (shopping center-convenience store) gross floor area	19	25
Drive-Thru Car Wash	2,080 sqft.	N/A	0	8
Gas Pump Canopy	4,395 sqft.	N/A	0	0
*Additional parking	N/A	*these are extra-long parking stalls	N/A	3
<b>TOTAL:</b>		<b>*including 7 ADA and 7 electric vehicle parking spaces</b>	<b>201</b>	<b>263</b>

**Located Within:**

City's Sphere of Influence:	Yes – City of Riverside Sphere of Influence
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Community Service Area ("CSA"):	Yes – CSA Mead Valley 3117 – Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

**PROJECT LOCATION MAP**

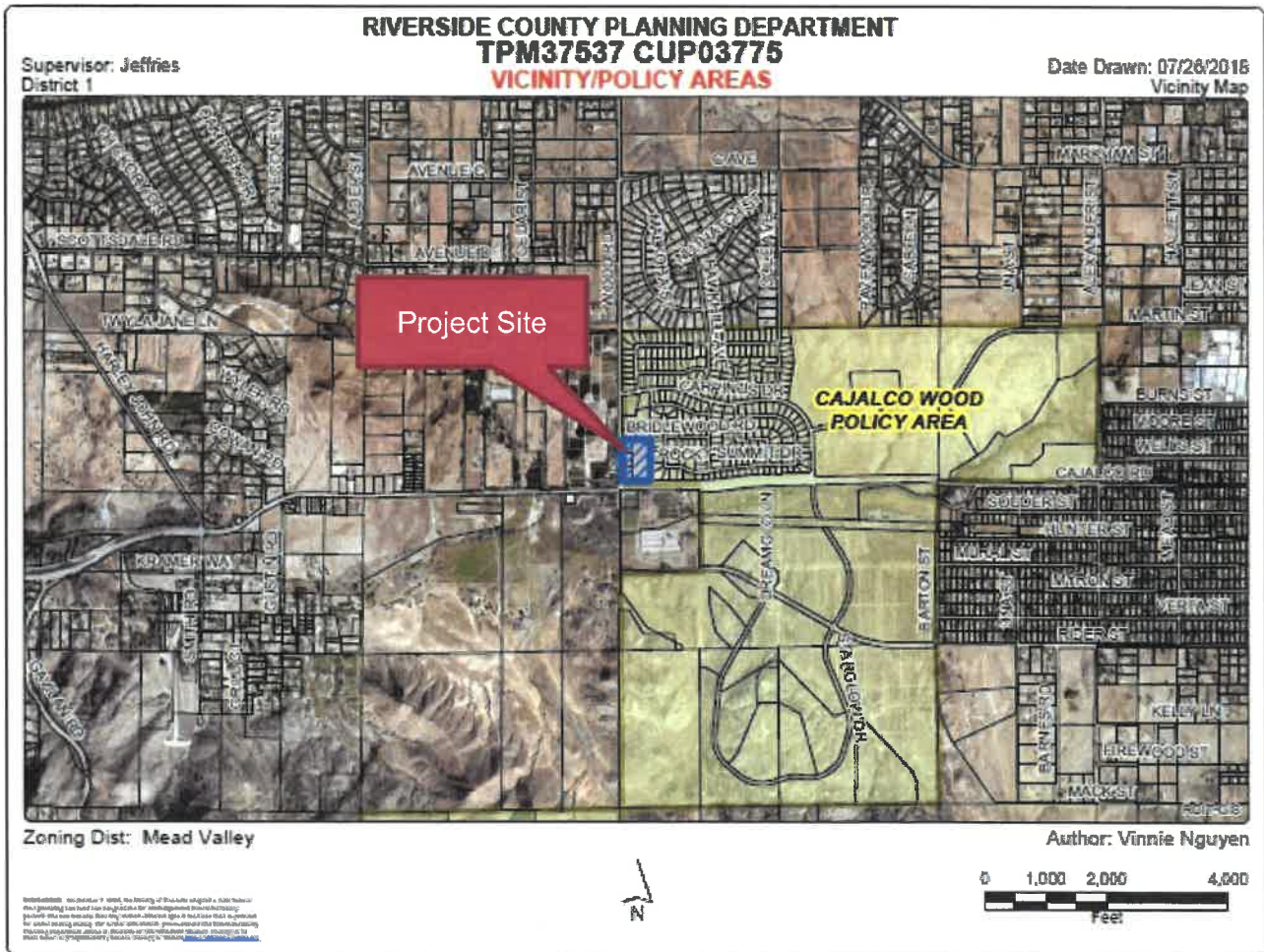


Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

Specific Plan No. 229 (formerly H. B. Ranches) was approved by the Board of Supervisors on September 6, 1988. The Final Resolution was adopted by the Board on October 4, 1988.

An amendment to SP No. 229 was applied for in April 2002 (Specific Plan No. 229 as amended by Amendment No. 1, now called Boulder Springs, "SP229A1"). This amendment was approved by the Board of Supervisors on October 28, 2003. The Final Resolution was adopted by the Board on May 4, 2004. SP229A1 implemented reduced lot sizes for single family residential lots. Residential lots were reduced in size from 20,000 to 12,000 square foot minimums. The overall number of one family dwelling residential lots now consists of 1,321 dwelling lots. SP229A1 also included 212 acres designated as open space (double the original specific plan); development of 13 acres for community use, 15 acres of commercial use, a 14 acre school site, a 7 acre park site, and 16 acres used for roadways and community trails. The proposed Project is within the 15 acres of commercial use known as Planning Area No. 1 (PA1) and will consist of 9.79 gross acres of the 15 acres of PA1.

As provided in the Zoning Ordinance for SP229A1 for PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards. Pursuant to Section 9.50 of Ordinance No. 348, the Project uses are permitted with approval of a Conditional Use Permit.

The County received the Project application on July 3, 2017. Through Land Development Committee (LDC) meetings and Development Advisory Committee (DAC) meetings, many aspects of the Project development, layout, features, and design were discussed. During these meetings, as well as the Municipal Advisory Committee (MAC) meetings, the community provided feedback on the Project. In response to feedback provided during these meetings, as well as feedback provided during public outreach by the applicant, a number of project features were removed or revised. These revisions included removal of the self-storage facility and the truck diesel fueling area with canopy. They were replaced with a 19,097 sqft. retail store and a multi-tenant retail building. In addition, in response to feedback from the public, the number of drive-thru restaurants was reduced from two to one.

Modifications to certain design features of the shopping center were also implemented, in order to bring in a rural equestrian theme to the project with design features including ranch and barn style designs and colors. Enhanced landscaping has also been added to provide additional screening and blend the project in to the community. Signage has been redesigned to provide a welcoming enhancement to the area. The overall look of the project has been designed to meld into the rural community and equestrian atmosphere and is consistent with the Cajalco Wood Policy Area of the Lake Mathews/Woodcrest Area Plan.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) serving as Environmental Impact Report (EIR) Addendum No. 1 has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/ represents the independent judgment of Riverside County. The documents were circulated for public review per CEQA State Guidelines Section 15105.

In accordance with CEQA Guidelines Section 15164 ("Addendum to an EIR or Negative Declaration")

the Initial Study concluded that none of the circumstances identified in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR had occurred and proceeded with the preparation of an Addendum to FEIR 255. The Addendum to FEIR 255 was found to adequately comply with CEQA and was certified by the County on May 3, 2004.

In December 2018 the California Natural Resources Agency approved Updated CEQA Guidelines. Following the release of the State's updated CEQA Guidelines, the County of Riverside then updated its CEQA Guidelines. This Initial Study/Addendum has been prepared pursuant to the 2019 Riverside County CEQA Guidelines.

The proposed Project is proposing a project which is consistent with the commercial land uses designated by the Specific Plan for Planning Area 1. The proposed Project includes a fueling station and carwash which are permitted by the Specific Plan subject to approval of a Conditional Use Permit. The proposed Project is not proposing a change to the Specific Plan.

Final EIR 255 did not evaluate specific commercial uses such as a fueling station with a carwash in its analysis. This level of detail was not known at that time. Therefore, this Initial Study analyzes the environmental effects of the proposed Project to determine its potential environmental effects and to determine what type of CEQA documentation is required for the proposed Project.

This Initial Study re-evaluated all CEQA topics for conditions described in Section 15162 and concludes that some changes or additions are necessary to Final EIR 255 due to changes in circumstances that have occurred since the certification of EIR 255 and its Addendum (i.e. Greenhouse Gas emissions, Energy, Wildfire, and Assembly Bill 52). None of these conditions described call for the preparation of a subsequent EIR to the Final EIR 255 and that an Addendum to the Final EIR 255 is the appropriate document for the proposed Project in compliance with the California Environmental Quality Act. See the Initial Study provided for this project for further findings and conclusions.

The Project's IS was first noticed early (March 7, 2019) for a 10-day CEQA noticing as required by law for an Addendum to an EIR. Comment letters in response to the circulated IS/EIR Addendum were not received. Requests for additional information and documentation was provided to the public as requested. No further comments or responses were received. The applicant requested a continuance off calendar; the project would be re-noticed and re-advertised.

Due to request from the public, the second noticing of the project was noticed early (February 27, 2020) for a 20-day CEQA noticing. Comments in response to the circulated IS/EIR Addendum were not received as of the time of this Staff Report. Request for comments or documentation would be provided to the public, if requested.

## **FINDINGS AND CONCLUSIONS**

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

### **Tentative Parcel Map Findings**

Tentative Parcel Map No. 37537 is a proposal to subdivide 9.79 gross acres into 4 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:



1. The design of the proposed Project is consistent with the Riverside County General Plan, because the General Plan General Planning Principles VI and VII provide, generally, that the intent of the General Plan is to foster Rural and Economic Development principles to accommodate a rural lifestyle as well as a rapidly growing community economy consistent with housing development and the need for employment growth. General Plan Principle VI.3.4 provides that, "areas in which the rural character is clearly established, its nature is such that intensification is impractical, and current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan." However, "these principles do not preclude the addition of small-scale villages of a contrasting character in those communities." The proposed tentative parcel map would adjust the existing parcels boundaries under a previous recorded parcel map (PM36124), already designated for commercial use per SP229A1, to accommodate four (4) various commercial business uses. These commercial uses will blend with the existing rural lifestyle and equestrian atmosphere with complementary businesses and in-fill infrastructure.

The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) under Specific Plan No. 229, Amendment No. 1 in Planning Area 1 (SP229A1-PA1). The land use designation CD: CR allows local and regional serving retail and service uses. SP229A1 has two (2) commercial designated planning area (PA1 and PA5). Both can accommodate community commercial services and some institutional uses. These sites would provide for basic shopping needs for future residents in the surrounding communities. The services proposed within PA1 for this Project are consistent with the existing General Plan Land Use Designation (Commercial Retail) and with what was proposed for commercial uses under SP229A1. The underlining recorded Parcel Map (PM36124) would be reconfigured to per the proposed project's Tentative Parcel Map No. 37537 to align with the layout for each proposed commercial use of this Project.

2. The proposed map is located within the Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area. These policies and areas plans represent a rural community section of the County of Riverside. This area is in a state of transition from agriculture and mining to residential and commercial land uses; with the understanding of the commercial areas would be allocated to PA1 and PA5 of SP229A1 designated for commercial uses and development. The Policy Area recognizes commercial retail areas, PA1 and PA5, at the northeast corner of Cajalco Road and Wood Road (PA1 of 15 acres) and the northwest corner of Cajalco Road and Alexander Street (PA5 also 15 acres). The proposed Project is within the southern portion of the PA1's 15 acres (approx. 7 acres) of commercial retail designated land. The Project has been designed and developed with an understanding for needs of the immediate surrounding rural community as well as the regional influence that is brought to the area by Cajalco Road's (Expressway) connection to the I-15 and I-215 Freeways.

3. The site of the proposed land division is physically suitable for the type of development and density because the terrain is relatively flat, without steep hills or mountains. Development of the tentative parcel map will not require any unique considerations as the tentative parcel map is just for adjusting existing parcel lines within their same area to accommodate for four (4) commercial business and their interconnecting parking lot(s). These adjustments will assist in providing acreage for the commercial retail uses being proposed.

4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the IS/EIR Addendum for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant. No habitat conservations were identified.

5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Project's Initial Study and Amended Environmental Impact Report, the Project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, GHG, Hazards, and Noise were considered in the Initial Study and Amended Environmental Impact Report.

6. The Project complies with the Schedule 'E' improvement requirements of Ordinance No. 460 as listed below.

a. Streets. Streets are proposed as shown on the Tentative Map, which includes improvements to both Cajalco Road and Wood Road. Additionally an entry driveway will be improved for access use into the complex with landscape barriers to prevent access into the existing residential neighborhood. These improvements will be consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Sidewalks will be constructed in accordance with improvement standards per Ordinance No. 461.

b. Domestic Water. Domestic water service will be supplied by the Western Municipal Water District (WMWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site.

d. Sewage Disposal. Sewer service will be supplied by the WMWD.

e. Fences/Walls. Six-foot high chain link galvanized wire fence shall be installed along any canal, drain, expressway, or other feature deemed to be hazardous. The Project proposes two (2) bio-retention/infiltration basins which are not deemed hazardous. No chain link fencing is proposed.

f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, and cable television service with lines placed underground.

7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The previously recorded parcel map (PM36124) has easement notes 1 thru 5 notating drainage easements in favor of the County of Riverside and the County of Riverside Flood Control. Per this new parcel map subdivision, these same drainage easements 1 thru 3 will remain in place as associated with the 25 to 35 foot wide drainage easements. Easement 4 and 5 will be realigned within the new parcels. The department of Flood Control and Transportation have cleared the proposed parcel map, recommending approval. Therefore, the subdivision will provide substantial equivalent easements to ones previously acquired by the public.

8. The lots or parcels as shown on the Tentative Parcel Map are consistent with the minimum sizes allowed by the Project site's Scenic Highway Commercial (C-P-S) Zoning Classification set forth in Ordinance No. 348 in that there is no minimum lot area required.

### **Conditional Use Permit Findings**

1. The Project site has a General Plan Land Use Designation of Community Development-Commercial Retail (CD: CR) (0.20-0.35 FAR).

2. The Project site is located within the Cajalco/Wood Policy Area and within Planning Area No. 1 of Specific Plan No. 229, as amended by Amendment No. 1 (SP229A1).

3. The Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The land use designation CD: CR allows local and regional serving retail and service uses. SP229A1 has two commercial designated planning area (PA1 and PA5). Both can accommodate community commercial services and some institutional uses. These sites will provide for basic shopping needs for future residents and the surrounding community. The services proposed within PA1 for this Project is consistent with the existing General Plan Land Use Designation (Commercial Retail) and with what was proposed for commercial uses under SP229A1. The Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area encompass SP229A1. The area plan and policy area recognized within SP229A1 is a total of approximately 30 acres of commercial designated land. The proposed project is within the southern portion of the PA1's 15 acres (approx. 7 acres); with the remaining portion of PA1 not a part of this project. Highway access to the Cajalco Expressway, which can potentially aid commercial and Industrial growth, this area is in a state of transition from agriculture and mining to residential and commercial land uses. The proposed project provides commercial development consistent with the Lake Mathews/Woodcrest Area Plan and the Cajalco Wood Policy Area.

4. As provided in the Zoning Ordinance for SP229A1, PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards. The Zoning Classification is consistent with the Riverside County General Plan Land Use Designation of Commercial Retail (CR) because it allows for commercial retail uses. Additionally, Cajalco Road is provides access between the 15 and 215 freeways for commuters.

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's proposed gas station and drive-thru carwash will be located at the furthest distances from existing residential dwellings of SP229A1. No diesel truck fueling pumps are not located on site (see condition - 10 Planning-No Diesel Truck Fueling Pumps/Canopy). Landscaping has been installed to provide further screening of the development from the existing residences and to limit access into the existing residential community. The Project is within Zone B for Ordinance No. 655. All lighting proposed, will be shielded and directed down as to not interfere with Mt. Palomar Observatory and prevent light spillage to roadways and neighbors. Various County department; Fire, Flood, Environmental Health, Transportation, Building & Safety, and Waste Resources have reviewed and provided comments and conditions of approval for the project site for development.

6. As provided in the Zoning Ordinance for SP229 A1, PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards for the planning area. Pursuant to Section 9.50 of Ordinance No. 348, the proposed uses associated with the Project area are allowed within the Scenic Highway Commercial (C-P-S) Zoning Classification with an approved Conditional Use Permit.

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 Project site is surrounded by residential dwellings from SP229A1 to the north and east of the subject property. Vacant land and/or agricultural developed lands surround the project site from the west or south. The Project site is located at a major thoroughfare as provided by the Cajalco Road Expressway. The Project will provided needed commercial and retail services to nearby residents, as well as to those traveling along Cajalco Road, which provides access between the 15 and 215 freeways for commuters.

7. 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 proposed project is on the northeast corner of Cajalco & Wood Roads. The project will give up 153 feet (from Cajalco Road centerline) for road-right-of-way (ROW) access (including the ultimate ROW determined by Transportation Dept.) for improvement when deemed necessary and ready for development by the Transportation Dept. of the County. Additional improvements of sidewalks, curbs, and gutters will be established along the project roadway perimeters. Entry into the Project will come from two (2) access points, both from Wood Road. No access will be created from the roadway access point off of Wood Road. Water quality best management practices (BMPs) of infiltration basins and/or bio-retention BMPs will be installed throughout along the perimeter of the project site.

**Development Findings:**

As provided in the Zoning Ordinance for SP229 A1, PA1 utilizes the Scenic Highway Commercial (C-P-S) zone as its base zone to establish the uses and development standards for the planning area. Pursuant to Section 9.50 of Ordinance No. 348, the Project is consistent with the development standards of the C-P-S zone as follows:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Additionally, there is not a minimum lot size per Specific Plan No. 229A1.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. No buildings for the proposed project exceed 35 feet in height. Additionally, Specific Plan No. 229A1 does not have any yard requirements indicated for Planning Area 1. The closest building to Cajalco Road is the drive-thru carwash at 21 feet and the closest building to Wood Road is the drive-thru restaurant at 40 feet. The closest building to the residential dwellings is Retail Building 1 (multi-tenant building); with a rear yard setback of 37 feet to the property line. Therefore the proposed project meets the development standard for the C-P-S zone.
3. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. As stated above, no buildings for the proposed project exceed 35 feet in height. The tallest building for the proposed project is Retail Building 2; with a height of 30 feet. Therefore no proposed building exceeds 50 feet in height and meets the development standard for the C-P-S zone.
4. The Project site is a shopping center with a total of 6 buildings or structures. The parking required a shopping center of this size is 201 parking stalls. The Project site would provide 263 parking stalls on asphalt concrete including disabled persons parking and electric vehicle parking; therefore exceeding the amount of parking required and would be consistent with the parking requirements as provided in Section 18.12 of Ordinance No. 348.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The Project dose have mechanical equipment on the roof, but the equipment is screened by parapets on each building from view of 1,320 feet; therefore meeting the development standard for the C-P-S zone.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone E, and Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. These project were submitted to ALUC for review on April 18, 2018. On April 26, 2018 the project were deemed consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Lighting for the proposed project shopping center will be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be directed downward facing. No other reviews by ALUC are required.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Consultation was not requested by the Ramona Band of Indians, the Quechan Indian Nation, the Pala Band of Mission Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians or the Cahuilla Band of Indians.

Consultation with Pechanga was initiated on September 26, 2017 and this project was discussed. The tribe informed Planning that they had been present during the prior grading of the property and would not be requesting monitoring for this project. No Tribal Cultural Resources were identified by the tribe. Draft conditions of approval were sent to the tribe on September 28, 2017 and the final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

A letter was received from the Rincon tribe dated August 22, 2017 informing Planning that the tribe had knowledge of one place name associated with the project area. On September 06, 2017 the previous monitoring report was provided to the tribe. This project was discussed in a meeting held on October 04, 2017. No Tribal Cultural Resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

On September 06, 2017 the previous monitoring report was provided to the Soboba tribe. A face-to-face meeting was held on November 22, 2017 in which this project was discussed. No tribal cultural resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, 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.

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.

#### **Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone. However, review of the project was done by the Riverside County Fire Department, Fire Marshall's office to make sure that the proposed project meet all requirements of Ordinance No. 787, plus fire suppression elements as addressed within the current California Building Code (CBC). The project has been conditioned by the Riverside County Fire Department.

#### **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 600 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from many who indicated opposition to the proposed project.

This project was presented before the Mead Valley Municipal Advisory Committee (MAC) on May 2, 2018 and again on November 7, 2018 and with the Woodcrest Municipal Advisory Committee (MAC) on July 12, 2018. The applicant indicated that they reached out to the Residents Association of Greater Lake Mathews (RAGLM) and that RAGLM would not meet with the applicant unless the fueling station and convenience store was removed from the project completely.

### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing and accompanied by the fee set forth in Ordinance No. 671 to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TPM37537 CUP03775**  
**VICINITY/POLICY AREAS**

Supervisor: Jeffries  
 District 1

Date Drawn: 07/26/2018  
 Vicinity Map



Author: Vinnie Nguyen



Zoning Dist: Mead Valley

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and a new zoning map. The County of Riverside Planning Department is providing this information for informational purposes only. This information is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at (951) 955-2020 (Western County) or in Palm Desert at (760) 863-8777 (Eastern County) or Website: <http://www.riverside.ca.gov>

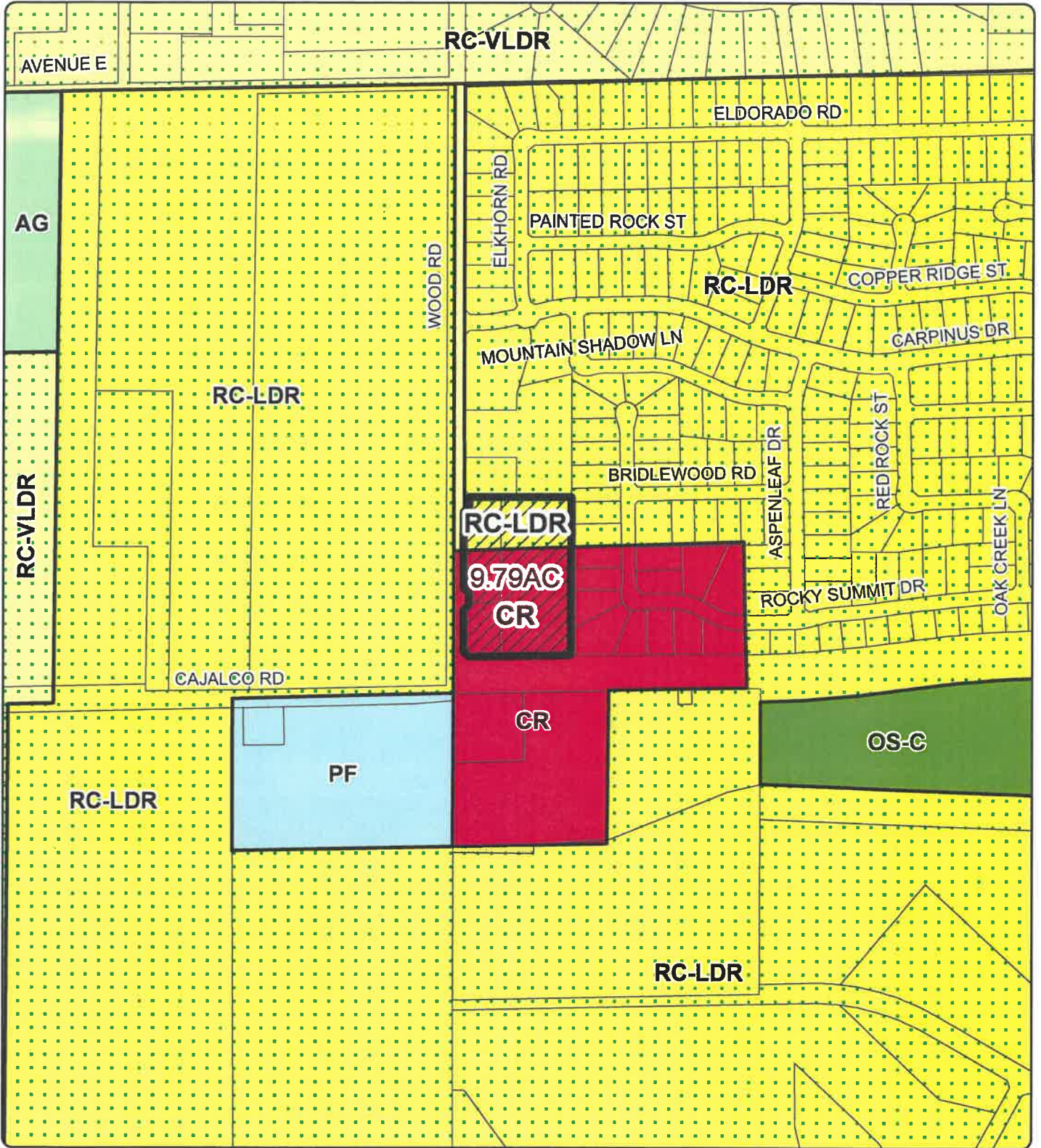
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TPM37537 CUP03775

### EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2018  
Exhibit 5



Zoning Dist: Mead 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.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

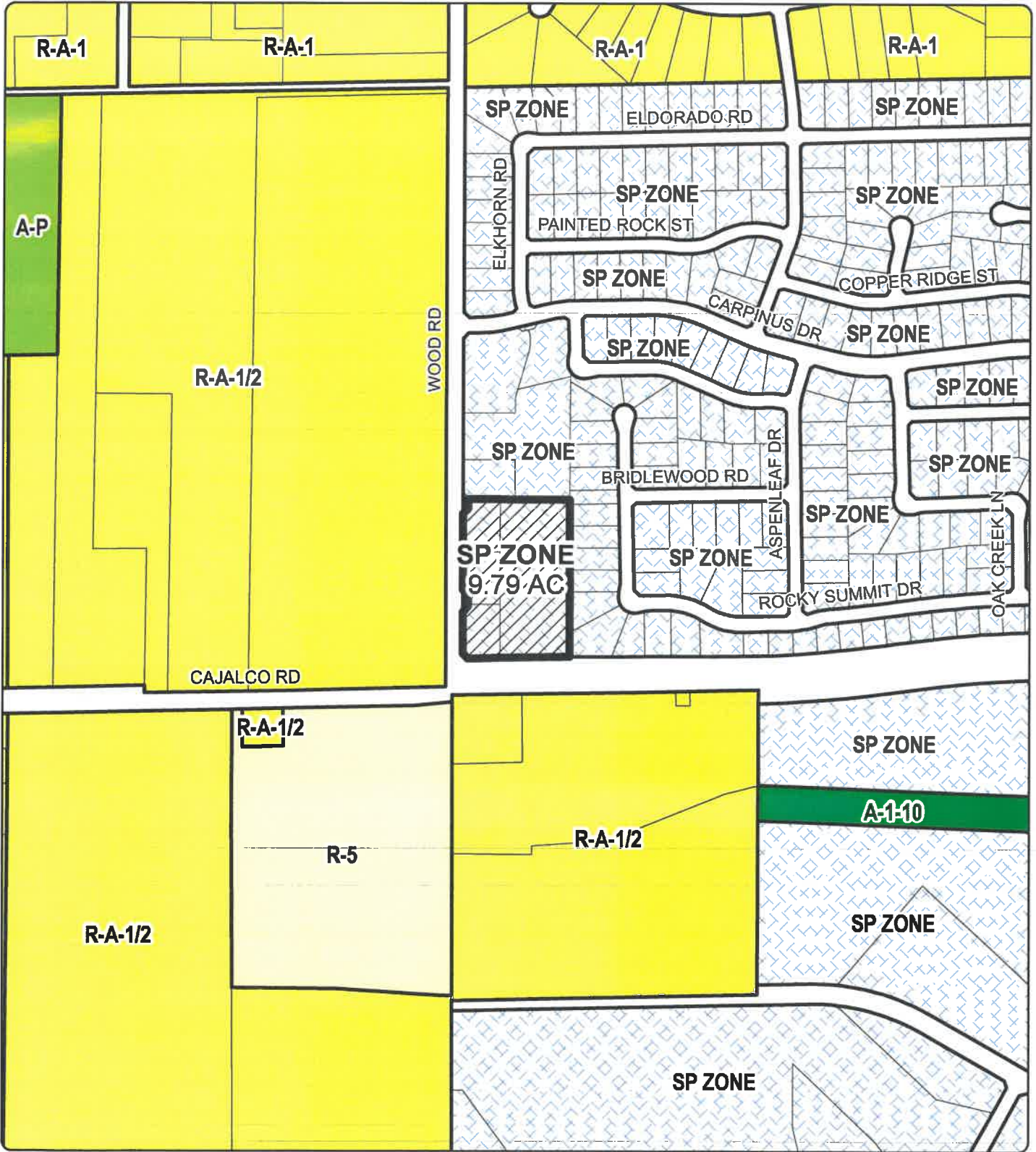
TPM37537 CUP03775

EXISTING ZONING

Supervisor: Jeffries  
District 1

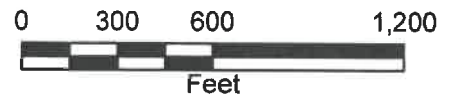
Date Drawn: 07/26/2018

Exhibit 2



Zoning Dist: Mead 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 TPM37537 CUP03775

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2018  
Exhibit 1

## LAND USE



Zoning Dist: Mead Valley

Author: Vinnie Nguyen

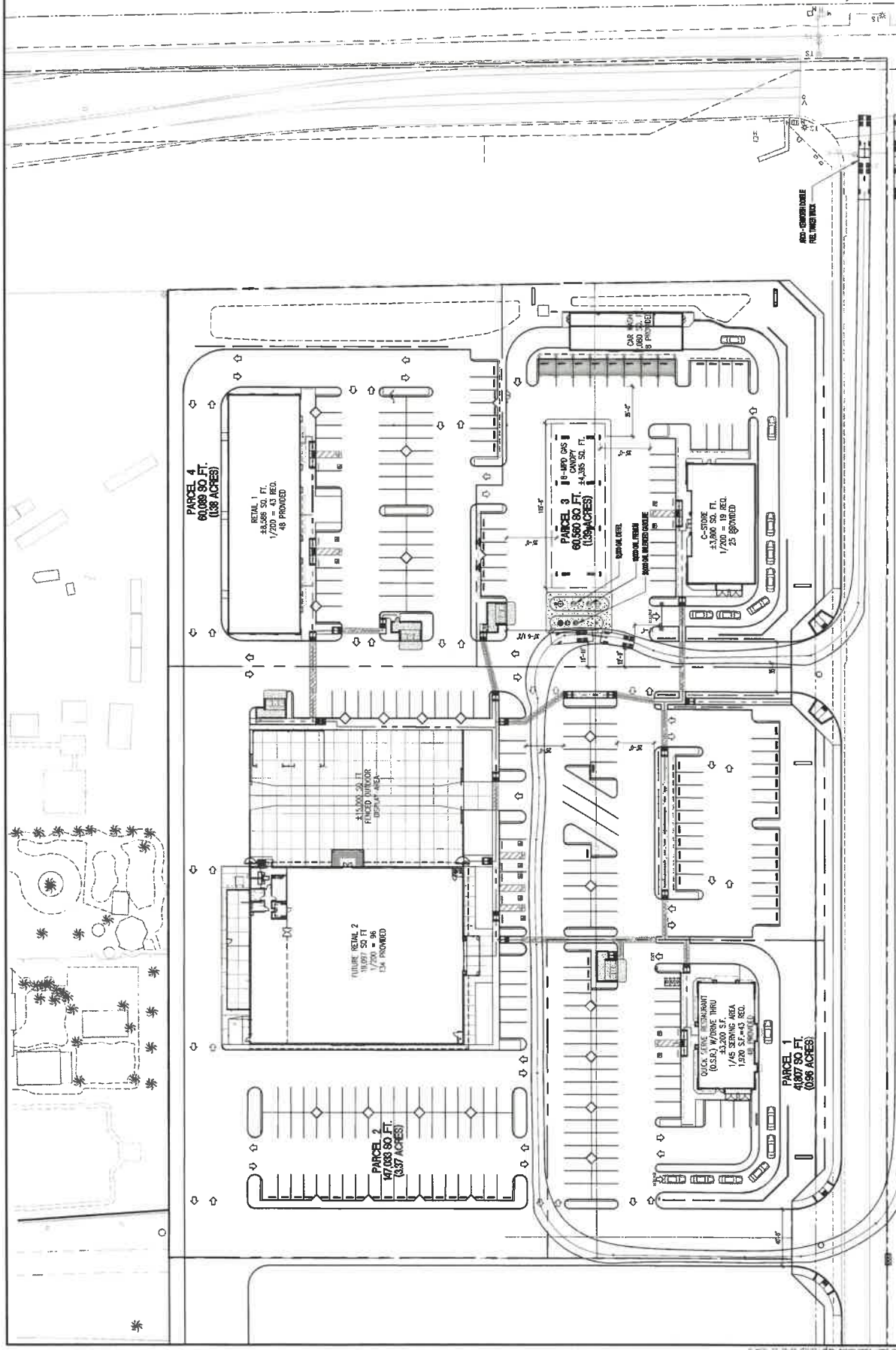


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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.rctma.org>



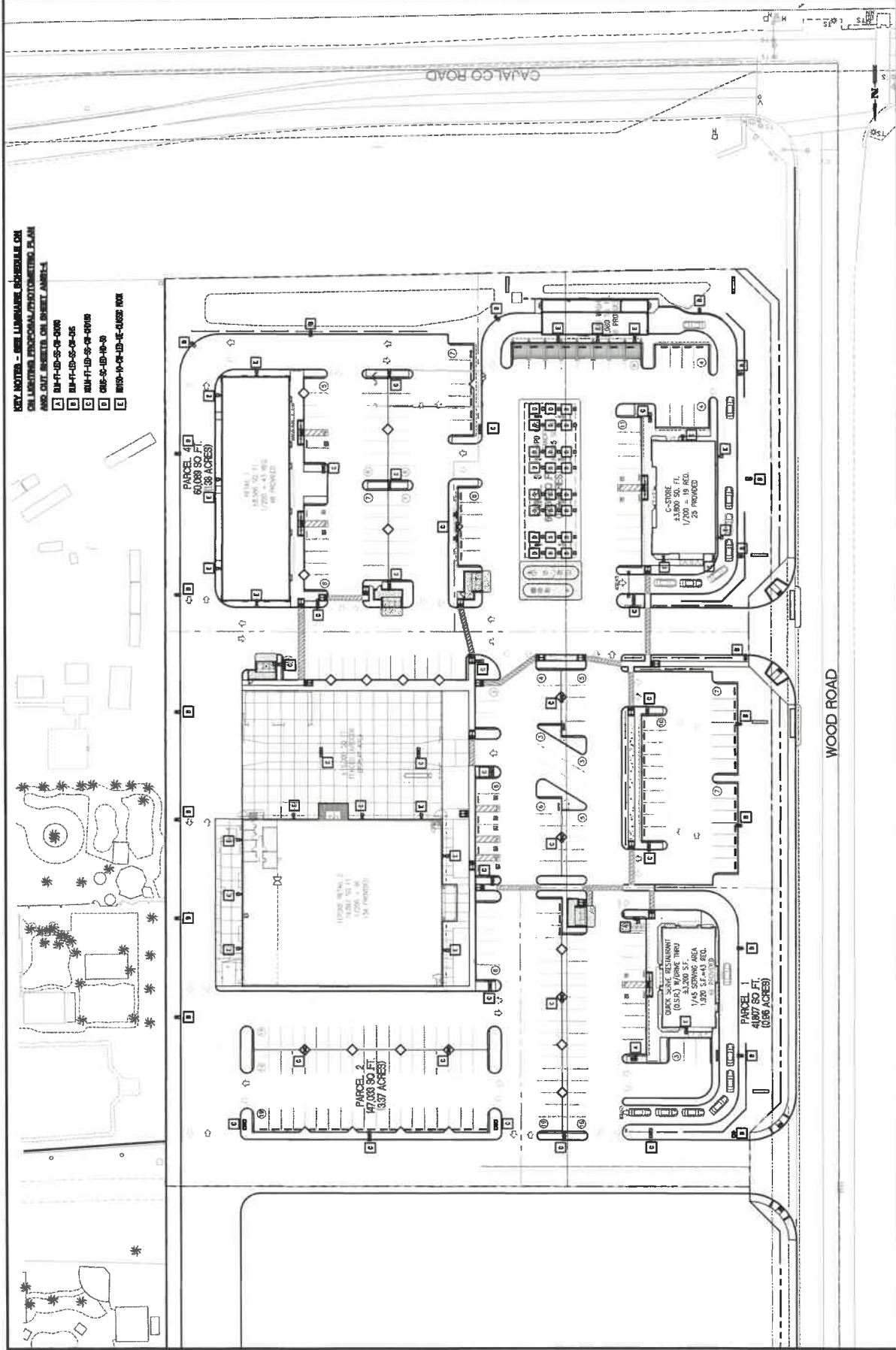






KEY: NOTATION - SEE LUMINAIRGE.COM FOR ALL LIGHTING FIXTURES  
 AND OUT SHEETS ON SHEET AMS1-1  
 ALL LIGHTING FIXTURES TO BE INSTALLED PER THE FOLLOWING SCHEDULE:

- A 24" x 48" LED-40-40-40
- B 24" x 48" LED-40-40-40
- C 24" x 48" LED-40-40-40
- D 24" x 48" LED-40-40-40
- E 24" x 48" LED-40-40-40
- F 24" x 48" LED-40-40-40
- G 24" x 48" LED-40-40-40
- H 24" x 48" LED-40-40-40
- I 24" x 48" LED-40-40-40
- J 24" x 48" LED-40-40-40
- K 24" x 48" LED-40-40-40
- L 24" x 48" LED-40-40-40
- M 24" x 48" LED-40-40-40
- N 24" x 48" LED-40-40-40
- O 24" x 48" LED-40-40-40
- P 24" x 48" LED-40-40-40
- Q 24" x 48" LED-40-40-40
- R 24" x 48" LED-40-40-40
- S 24" x 48" LED-40-40-40
- T 24" x 48" LED-40-40-40
- U 24" x 48" LED-40-40-40
- V 24" x 48" LED-40-40-40
- W 24" x 48" LED-40-40-40
- X 24" x 48" LED-40-40-40
- Y 24" x 48" LED-40-40-40
- Z 24" x 48" LED-40-40-40



**LIGHTING PLAN EXHIBIT**  
 GRAPHIC SCALE: 1"=30'-0"

DATE: 10-02-18  
 SCALE: 1/8"=1'-0"  
 DRAWN BY: JG SHANN  
 CHECKED BY: JG SHANN

PROJECT: CAVAT CO ROAD & WOOD ROAD  
 COUNTY OF RIVERSIDE, CA  
 CLIENT: NEC SQUARE LP

139 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1358  
 CORONA, CA 92879-1358  
 DIRECT (951) 260-3633  
 FAX (951) 260-3632



JG SHANN

ARCHITECT

ENGINEER

LANDSCAPE ARCHITECT

PLANNING

INTERIOR DESIGNER

ARTIST

PAINTER

SCULPTOR

WELDER

BLACKSMITH

RESTAURANT

BAR

CHEF

SERVER

WAITRESS

BAKERS

CONFECTIONERS

RESTAURANT

BAR

CHEF

SERVER

WAITRESS

BAKERS

CONFECTIONERS

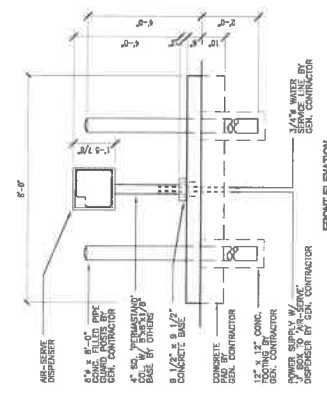




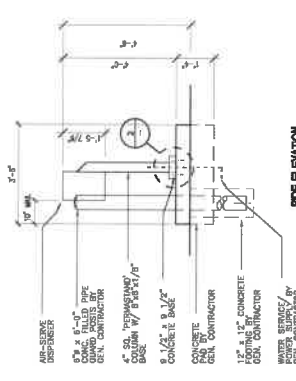


DATE	JOB NO
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JMH

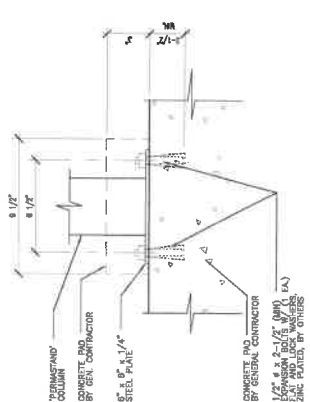
DRAWING NO.  
**AS2-3**



**FRONT ELEVATION**



**SIDE ELEVATION**

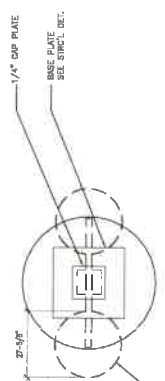


**1 AIR-SERVE DISPENSER ASSEMBLY**

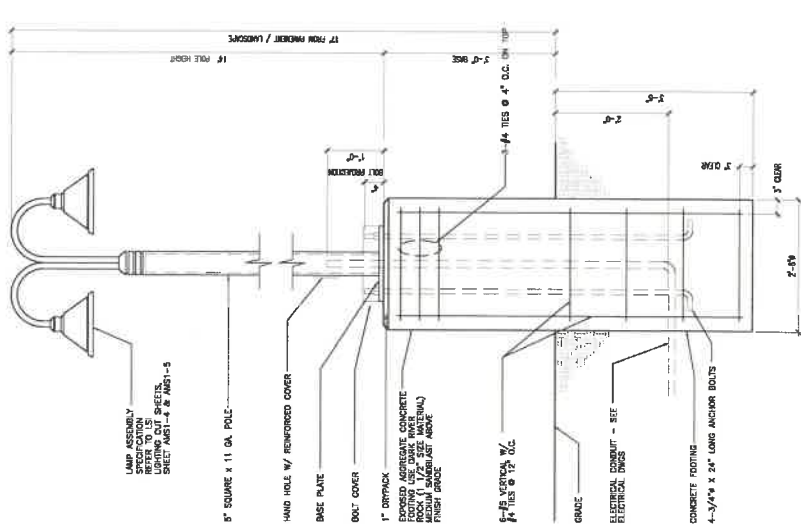
**Dispenser Technical Specifications**

1. AIR-SERVE MODEL 1000A, COIN OPERATED AIR AND WATER DISPENSER.
2. CONSTRUCTION: RECESSED DOOR ON STAINLESS STEEL, HANDED BEST FINISH. HANDLE FINISH (OPTIONAL: YELLOW, WASHABLE PROOF AND WAXED, BRASS).
3. COIN METER: MANUAL RESETTING, FACTORY SET AT 33 MINUTES FOR 25 CENTS. TIME IS FIELD ADJUSTABLE.
4. POWER-SERVE COMPRESSOR: 1/2 HP OIL-LESS 10,000 HOUR HEAVY DUTY. CONTINUOUS FLOW RELIEF VALVE AND PATENTED DESIGN ALLOWS FOR SHOCK SHANNING.
5. PRESSURE GAUGE: 30 PSI RANGE, 1/2" DIA. HOSE - 25 FEET, 2750 PSI RATED STEEL, OUTPROOF HOSE.
6. ELECTRICAL: QUICK DISCONNECT ELECTRICAL CONNECTIONS, STANDARD 15 AMP, 120VAC, 1-PHASE, 3-WIRE. WIRING SHALL BE PERFORMED TO ALL APPLICABLE CODES AND SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WITH TRIP CURRENT OF 15 MA. ALL WIRING SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODES FOR WIRING INSTALLATION WITH NEUTRAL PENETRATION.
7. WATER VALVES: WATER IS OPERATIONAL WATER, SOLID WOOD VALVE, CONTROLLED FLOW RATE AT APPROXIMATELY (2) GPM.
8. LOCKING SYSTEM: MECCO LOCK SYSTEM AND STEEL LOCKING BAR. BACK PANEL OR WALK AWAY FROM THE DISPENSER. PERMANENT (PART NO. 30-0001) PEEDESTAL WITH STEEL PLATE BASE. (PERMANENTS CAN ONLY BE INSTALLED ON A CONCRETE SURFACE)
9. PROVIDE A BROADCAST PROXIMITY AT WATER DISPENSER. LOCATE IN AREA NOT READILY ACCESSIBLE TO THE PUBLIC.

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES. DIMENSIONS IN PARENTHESES ARE ALTERNATE DIMENSIONS. DIMENSIONS IN PARENTHESES ARE ALTERNATE DIMENSIONS. DIMENSIONS IN PARENTHESES ARE ALTERNATE DIMENSIONS.



**3 LIGHT STANDARD PLAN VIEW**



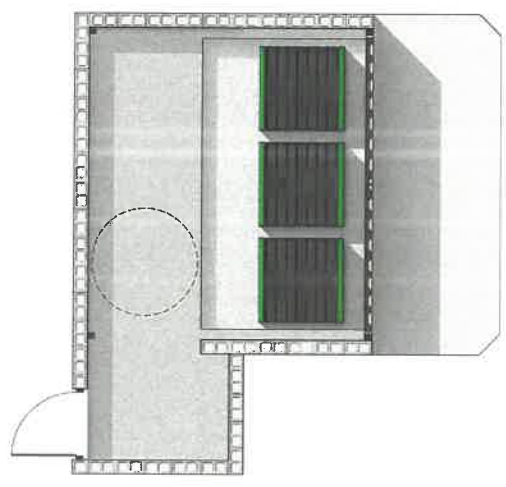
**4 LIGHT STANDARD SIDE ELEVATION**

DATE: 05-21-18  
JOB NO: 000000  
SCALE: AS SHOWN  
DRAWN BY: JSC  
CHECKED BY: JSC

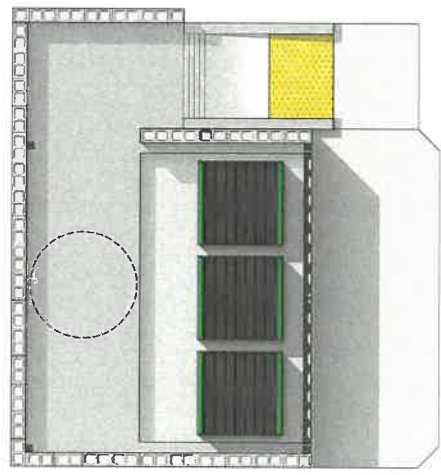
DRAWING NO:  
**AS2-1**

**TRASH ENCLOSURE  
PLANS AND ELEVATIONS**  
NEG CAJALCO ROAD & WOOD ROAD  
CALALCO SQUARE LP  
SANTA CLARA COUNTY OF RIVERSIDE, CA

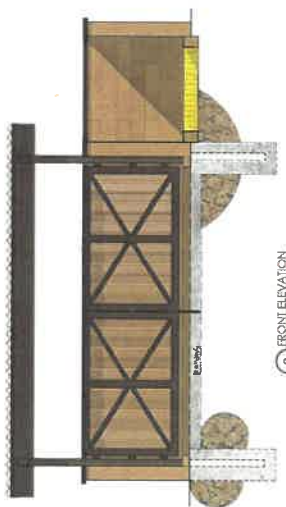
139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



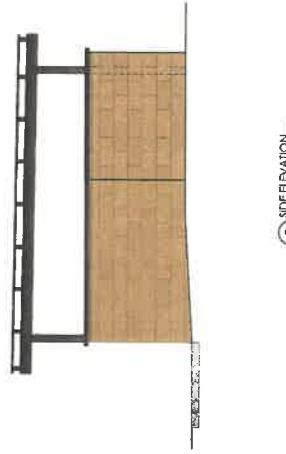
2 FLOOR PLAN - B  
1/8" = 1'-0"



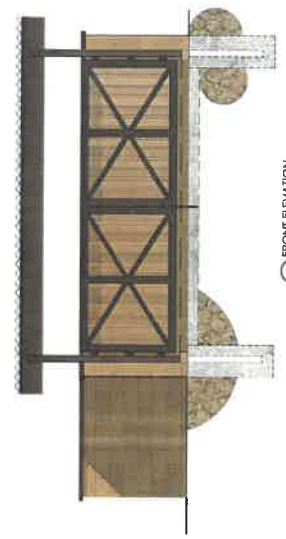
1 FLOOR PLAN - A  
1/8" = 1'-0"



3 FRONT ELEVATION  
1/8" = 1'-0"



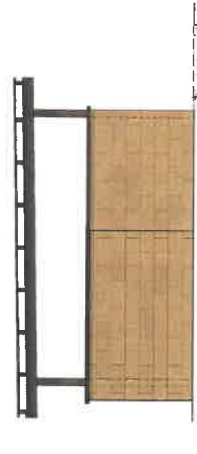
5 SIDE ELEVATION  
1/8" = 1'-0"



6 FRONT ELEVATION  
1/8" = 1'-0"



4 REAR ELEVATION  
1/8" = 1'-0"



7 REAR ELEVATION  
1/8" = 1'-0"



8 REAR ELEVATION  
1/8" = 1'-0"



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 240-3833  
FAX (951) 240-3832

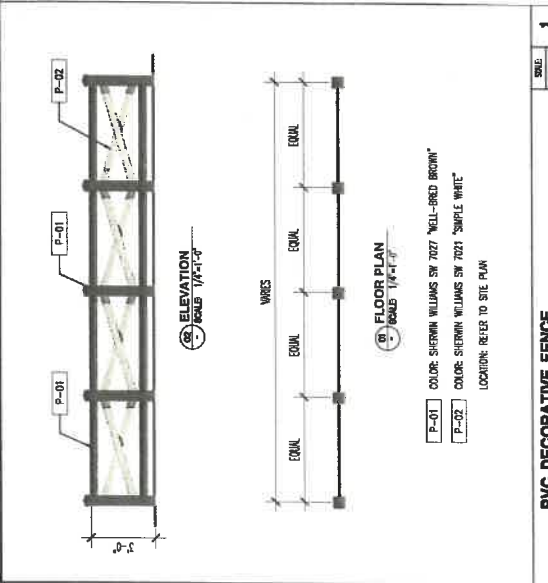


SCREEN WALL AND CROSS  
SECTION ALONG WOOD RD.  
CALALCO SQUARE LP  
MEG CALALCO ROAD & WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO.
08/21/18	000000
BY	CHECKED
AS STATION	NO.

DATE: 08/21/18  
JOB NO: 000000  
CHECKED:  
BY: AS STATION NO:  
DRAWN BY: JYC  
CUP

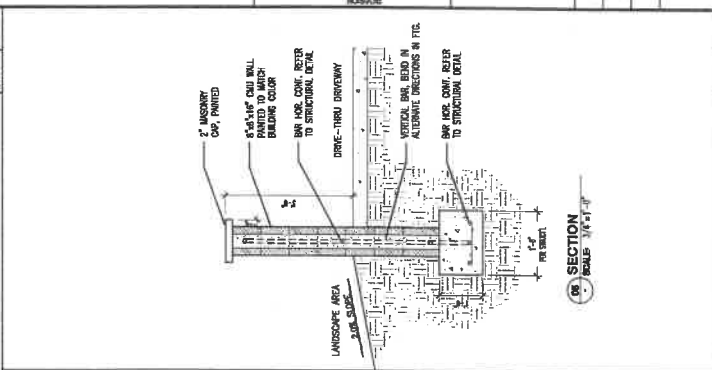
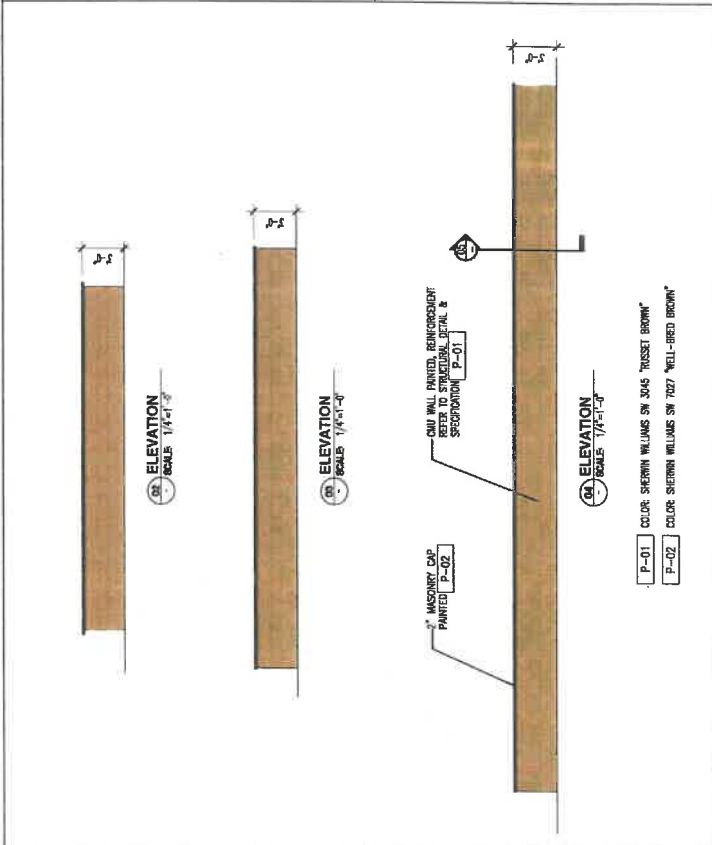
AS2-2



PVC DECORATIVE FENCE

SCALE: 3/8"=1'-0"

1



SCREEN WALL ALONG DRIVE-THRU CORNER

SCALE: 3/8"=1'-0"

2



NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD

NORTH ELEVATION

SHEET 1



EAST ELEVATION

SHEET 2

CASE: CUP03775  
EXHIBIT B: Project Site Elevation  
PLANNER: T. Wheeler  
DATE: March 18, 2020



139 RADIO ROAD  
CORONA, CA 92679  
P.O. BOX 1958  
CORONA, CA 92676-1958  
DIRECT (951) 280-9833  
FAX (951) 280-9832



CONVENIENCE STORE  
EXTERIOR ELEVATIONS  
CALICO SQUARE LP  
NEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

REVISION	DATE	BY

DATE: 09-21-18  
SCALE: AS SHOWN  
DRAWN BY: JDC  
CHECKED BY: JDC

CUP  
DRAWING NO.  
**A2-1**



DATE	06-21-19	SHEET NO.	000.000
SCALE	AS SHOWN	DRAWN BY	JMH

DRAWING NO.  
**A2-1**

**GENERAL NOTES:**  
REVAL LOCATIONS IN FRESH SYSTEMS SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

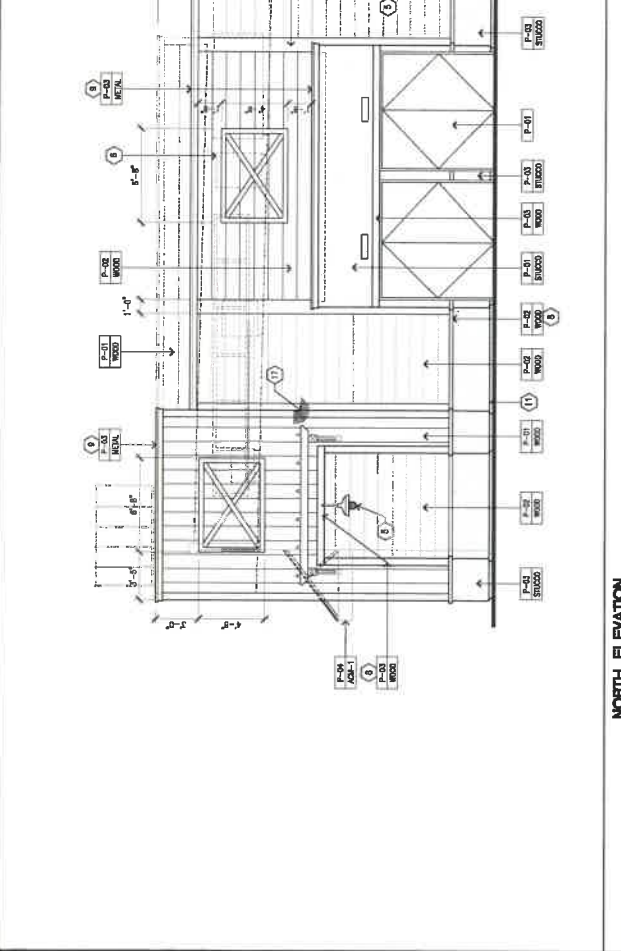
**KEYNOTES:**

- 1) SPONGE
- 2) ALUMINUM STRUCTURE
- 3) METAL CHIMNEY
- 4) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 5) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 6) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 7) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 8) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 9) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 10) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 11) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 12) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 13) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 14) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 15) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
- 16) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
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- 22) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
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- 24) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
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- 30) INTERIALLY ILLUMINATED ALUMINUM WALL SIGN
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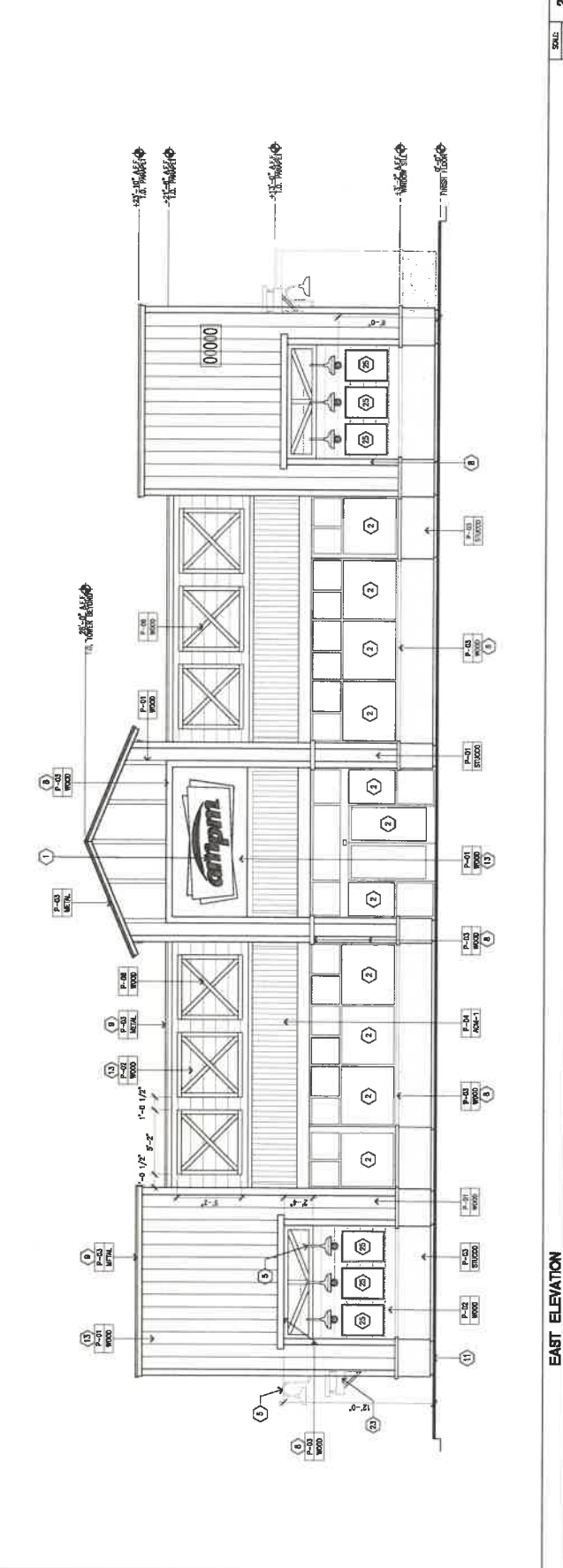
**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

F-101 COLOR: SIERRA WILLIAMS BY 2024 "VANIGUE GOLD"  
 F-102 COLOR: SIERRA WILLIAMS BY 2024 "SILVER BROWN"  
 F-103 COLOR: SIERRA WILLIAMS BY 2024 "WELL-USED BROWN"  
 F-104 COLOR: PANTONE 193C "DWARVE"  
 F-105 COLOR: DUNK DEMANDS SET BY "DUNKING TO DUNK"  
 F-106 COLOR: SIERRA WILLIAMS BY 2024 "SUNBLE WHITE"  
 B-101 BROWN AND TRIMS  
 A-101 ALUMINUM COMPOSITE MATERIAL-PANORAMA PINK LIME "VANIGUE RED GLOSS"  
 E-101 7/8" COBALT PASTER METAL-PAVONE PINK LIME "VANIGUE RED GLOSS"  
 E-102 INTERIOR: FINE SAND FINISH

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**NORTH ELEVATION**



**EAST ELEVATION**







**GENERAL NOTES:**  
 REVEAL LOCATIONS & FINISH SYSTEM SHOWN ARE TO MATCH AS CLOSELY AS POSSIBLE TO EXISTING.

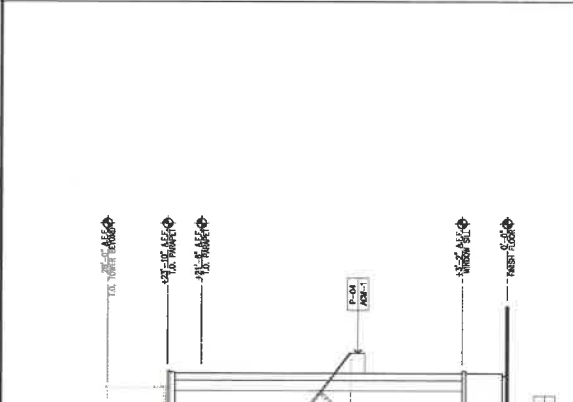
**KEYNOTES:**

- 1 SHIMME
- 2 ALUMINUM EXTERIOR
- 3 METAL CHIMNEY
- 4 INTERNALLY ILLUMINATED
- 5 EXTERIOR LIGHTING
- 6 EXTERIOR LIGHTING - REFER TO ARCHITECTURAL PLAN
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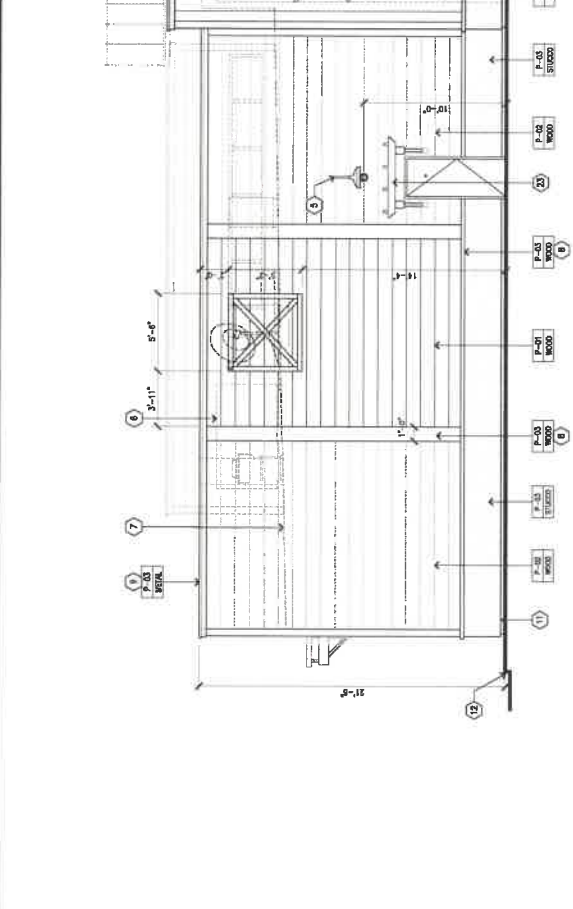
**EXTERIOR MATERIAL FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

- E-01 COLOR: SHOWN WILLIAMS SP 6004 "WINDAGE COUL"
- E-02 COLOR: SHOWN WILLIAMS SP 3045 "MUSSET BROWN"
- E-03 COLOR: SHOWN WILLIAMS SP 7007 "WELL-BRED BROWN"
- E-04 COLOR: PARSONS 1965 "CONCRETE"
- E-05 COLOR: SHOWN WILLIAMS SP 604 "TANNING TO DIRT"
- E-06 COLOR: SHOWN WILLIAMS SP 7001 "SUNBLE WHITE"
- E-07 SHIMS AND TRIMS
- E-08 ALUMINUM COMPOSITE MATERIAL - FINISH: R16C "TANNEE MID-GLOSS"
- E-09 7/8" COLORT PLASTER INSTALLED PER MFG. SPECIFICATION (FORMER: FINE SAND FINISH)

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"



**WEST ELEVATION**





DATE	JOB NO
09-21-18	000000
SCALE	DRAWN BY
AS SHOWN	JMR



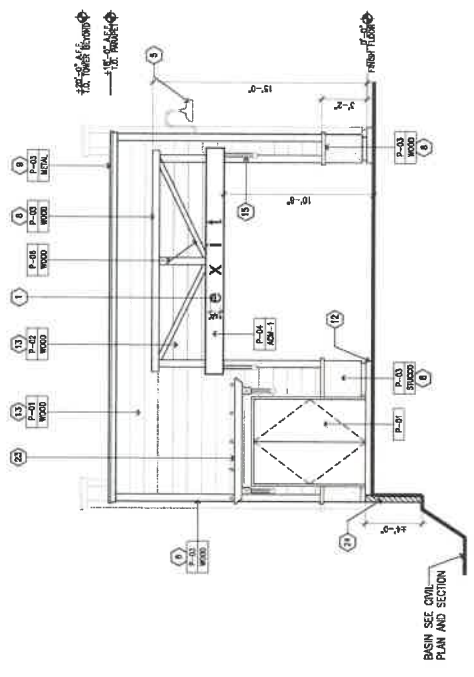
**GENERAL NOTES:**  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
3. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

- KEYNOTES:**
- (1) SINK
  - (2) ALUMINUM EXTERIOR
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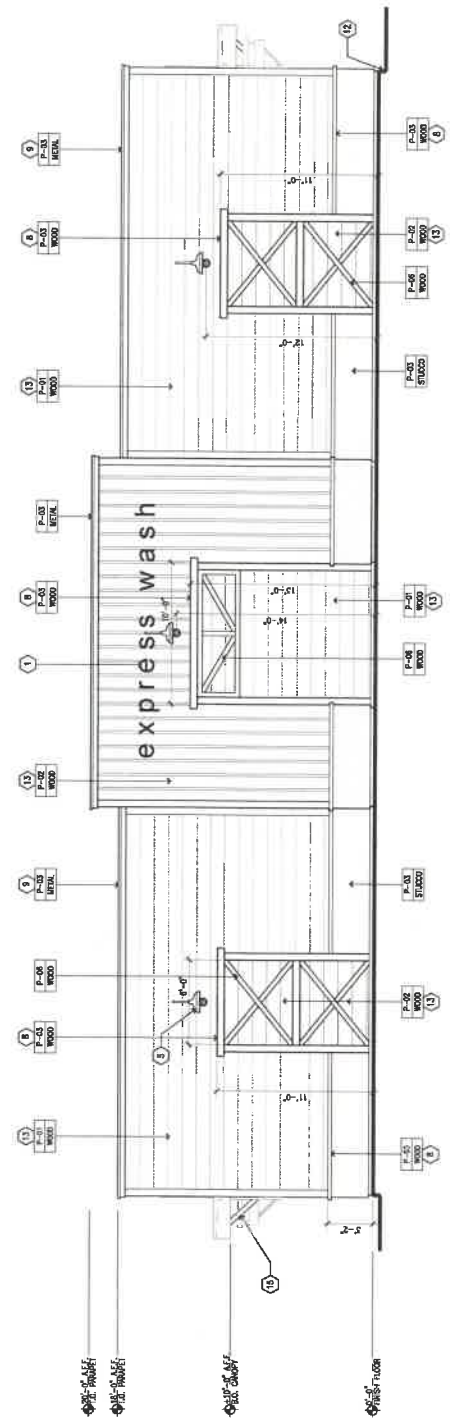
**EXTERIOR MATERIAL - FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:**

- [P-01] COLOR: SHERWIN WILLIAMS BY 9004 "VANISE CUP"
- [P-02] COLOR: SHERWIN WILLIAMS BY 3045 "ROSSI BROWN"
- [P-03] COLOR: SHERWIN WILLIAMS BY 7027 "MIL-BRED BROWN"
- [P-04] COLOR: PANTONE 186C "DUNK"
- [P-05] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-06] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
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- [P-89] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-90] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-91] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-92] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-93] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-94] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-95] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-96] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-97] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-98] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-99] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"
- [P-100] COLOR: SHERWIN WILLIAMS BY 7021 "DANCE WHITE"

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



EAST ELEVATION



NORTH ELEVATION

DATE	JOB NO
06-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JRC

DRAWING NO.  
**A2-4**



NOTE: FINISHES AND PAINT COLOR -  
 SEE KEYNOTES ON BLACK AND WHITE  
 ELEVATIONS AND MATERIAL BOARD

WEST ELEVATION

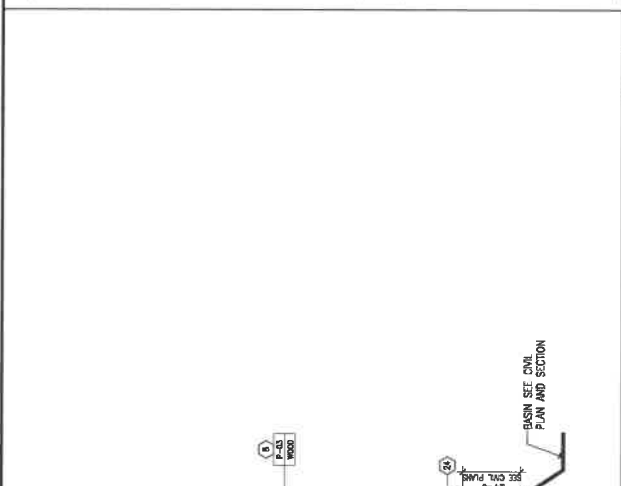
SCALE: 1/8" = 1'-0"



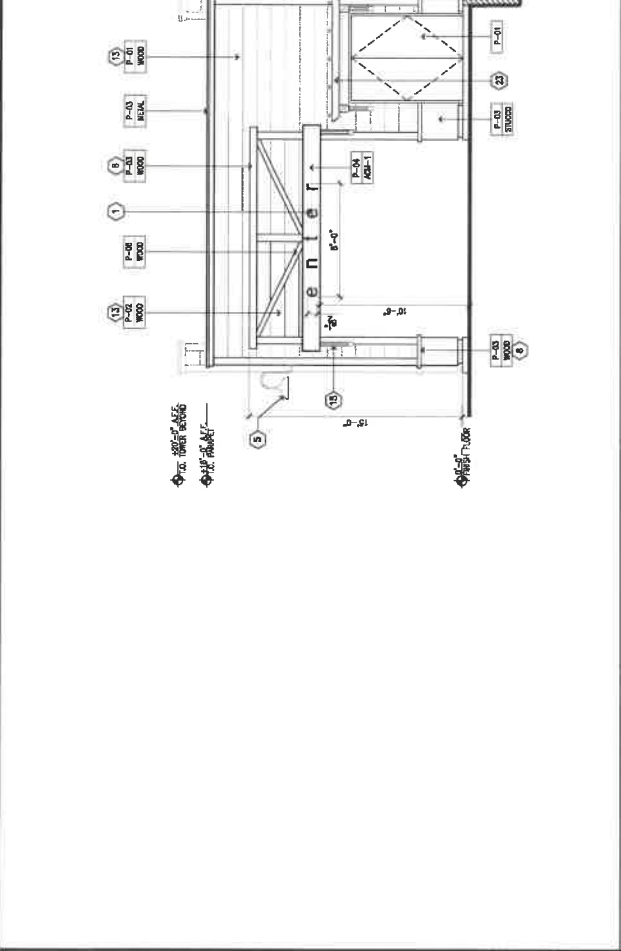
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**  
REPAIR LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO EXISTING.
- KEYNOTES:**
- (1) SPRING
  - (2) ALUMINUM STRUCTURE
  - (3) METAL CHIMNEY
  - (4) INTERNALLY ILLUMINATED SIGNAGE
  - (5) 4x12 S.P. FT. SIGN
  - (6) EXTERIOR LIGHTS REFER TO SCHEDULED PLAN
  - (7) EXTERIOR LIGHTS REFER TO SCHEDULED PLAN
  - (8) APPROXIMATE ROOF LINE
  - (9) WOOD TRIM / DECORATIVE
  - (10) METAL CORNER
  - (11) FINISH TO MATCH BUILDING COLOR
  - (12) 4" METAL LINER
  - (13) 6" CONCRETE CURB
  - (14) 1" METAL TRIM
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  - (100) 1" METAL TRIM



**WEST ELEVATION**



**SOUTH ELEVATION**

NOTE: SIGNAGE SEPARATE SUBMITTAL

DATE	JOB NO
06-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JRC

DRAWING NO.  
**A2-5**



NOTE: FINISHES AND PAINT COLOR -  
 SEE KEYNOTES ON BLACK AND WHITE  
 ELEVATIONS AND MATERIAL BOARD

**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



DATE	JOB NO
06-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JAH

CONTRACTOR NO.  
**CLIP**

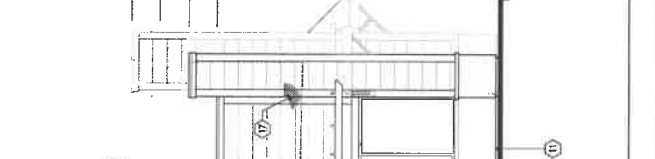
**A2-5**

- GENERAL NOTES:**  
REVAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- KEYNOTES:**
1. FINISH
  2. ALUMINUM STOCKS/STAIR
  3. METAL CANOPY
  4. METAL WALL SIGN
  5. EXTERIOR LIGHTS-REFER TO PHOTOMETRIC PLAN
  6. APPROXIMATE ROOF LINE
  7. APPROXIMATE ROOF LINE
  8. APPROXIMATE ROOF LINE
  9. METAL COPING
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**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND -**  
SEE MATERIAL BOARD:

- F-2-1 COLOR: SUPERIOR WILLIAMS SW 7024 "VENICE GOLD"
- F-2-2 COLOR: SUPERIOR WILLIAMS SW 7025 "RUSSET BROWN"
- F-2-3 COLOR: SUPERIOR WILLIAMS SW 7027 "MILL-BRED BROWN"
- F-2-4 COLOR: PANTONE 196C "CRANIC"
- F-2-5 COLOR: SUPERIOR WILLIAMS SW 7021 "SUNBLE WHITE"
- F-2-6 COLORS AND TRIMS
- F-2-7 ALUMINUM COMPOSITE MATERIAL - FINISH: PMS 1965 "VANICE HIGH GLOSS"
- F-2-8 7/8" DUCT FACETS ISOLATED PER IBC, SPECIFICATION
- F-2-9 ISOLATED FINE SAND FINISH

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



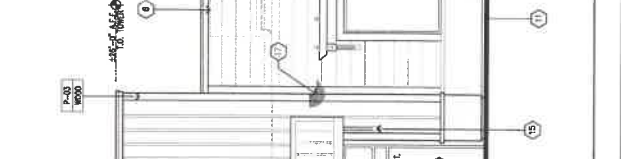
**SOUTH ELEVATION**

- GENERAL NOTES:**  
REVAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- KEYNOTES:**
1. FINISH
  2. ALUMINUM STOCKS/STAIR
  3. METAL CANOPY
  4. METAL WALL SIGN
  5. EXTERIOR LIGHTS-REFER TO PHOTOMETRIC PLAN
  6. APPROXIMATE ROOF LINE
  7. APPROXIMATE ROOF LINE
  8. APPROXIMATE ROOF LINE
  9. METAL COPING
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  100. FINISH

**EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND -**  
SEE MATERIAL BOARD:

- F-2-1 COLOR: SUPERIOR WILLIAMS SW 7024 "VENICE GOLD"
- F-2-2 COLOR: SUPERIOR WILLIAMS SW 7025 "RUSSET BROWN"
- F-2-3 COLOR: SUPERIOR WILLIAMS SW 7027 "MILL-BRED BROWN"
- F-2-4 COLOR: PANTONE 196C "CRANIC"
- F-2-5 COLOR: SUPERIOR WILLIAMS SW 7021 "SUNBLE WHITE"
- F-2-6 COLORS AND TRIMS
- F-2-7 ALUMINUM COMPOSITE MATERIAL - FINISH: PMS 1965 "VANICE HIGH GLOSS"
- F-2-8 7/8" DUCT FACETS ISOLATED PER IBC, SPECIFICATION
- F-2-9 ISOLATED FINE SAND FINISH

**NOTE: SIGNAGE SEPARATE SUBMITTAL**



**EAST ELEVATION**



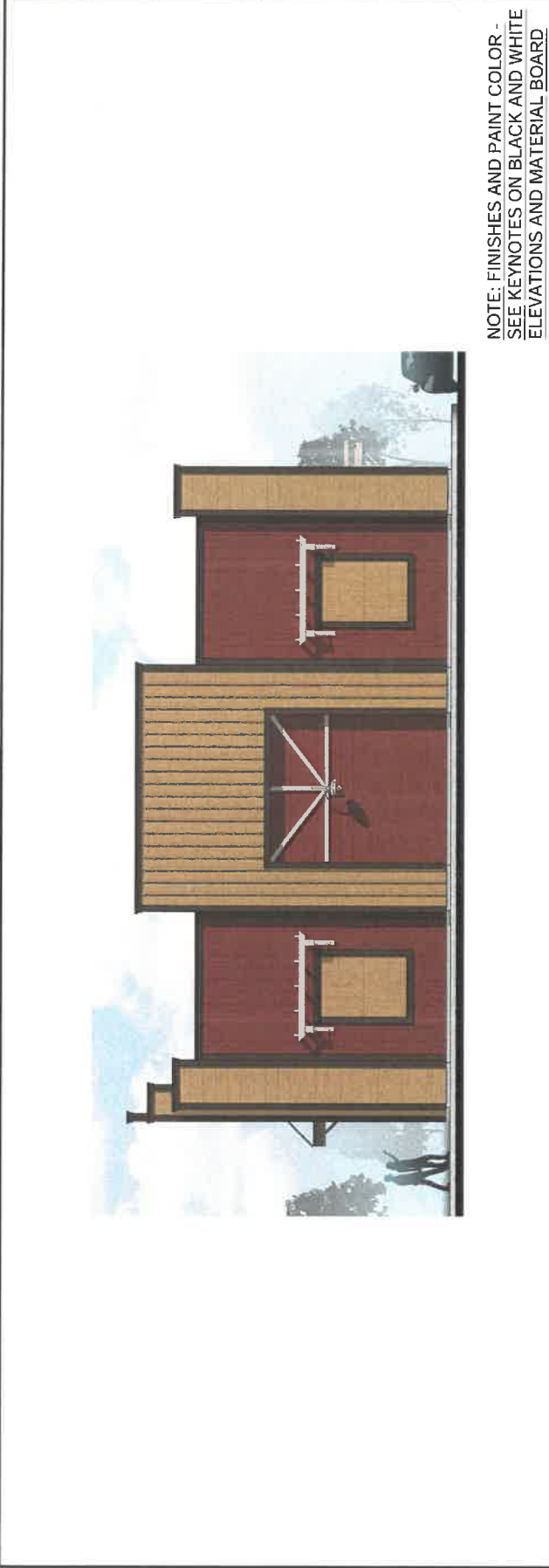




REGION	SECTION

DATE	JOB NO
06-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JPC

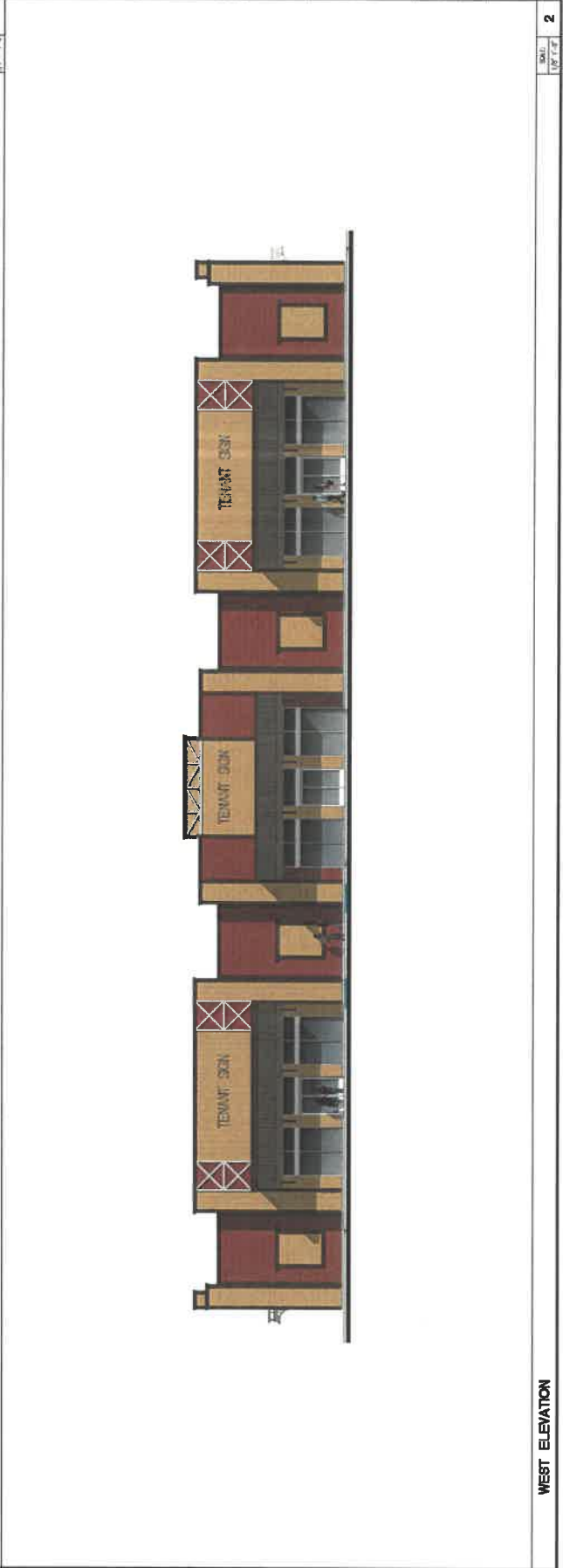
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**A2-7**



NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD

**SOUTH ELEVATION**

SCALE	1



**WEST ELEVATION**

SCALE	2



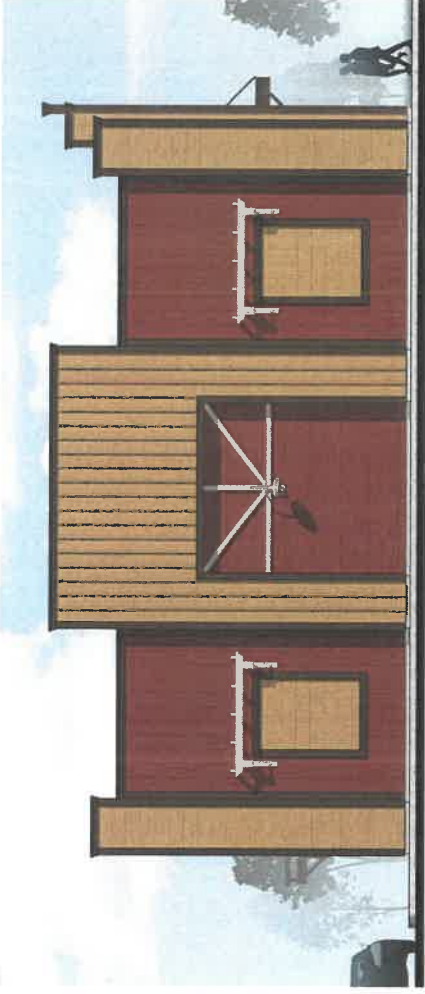
139 RABBIT ROAD  
 CORONA, CA 92879  
 P.O. BOX 1958  
 CORONA, CA 92878-1958  
 DIRECT (951) 280-3833  
 FAX (951) 280-3832

**RETAL #**  
**EXTERIOR ELEVATIONS**  
 GALALCO SQUARE LP  
 NEC GALALCO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE CA

DATE	08-21-18
SCALE	AS SHOWN
DRAWN BY	JDC
CHECKED BY	JDC

JOB NO. 000.000  
 SCALE AS SHOWN  
 DRAWN BY JDC  
 CHECKED BY JDC

DRAWING NO. **A2-8**  
 CUP



**NOTE: FINISHES AND PAINT COLOR -  
 SEE KEYNOTES ON BLACK AND WHITE  
 ELEVATIONS AND MATERIAL BOARD**

NORTH ELEVATION



EAST ELEVATION



135 RADIO ROAD  
CORONA, CA 92679  
P.O. BOX 1958  
CORONA, CA 92679-1958  
DIRECT (951) 260-8833  
FAX (951) 260-8832



**FUTURE RETAIL #2**  
**EXTERIOR ELEVATIONS**  
CALVALCO SQUARE LP  
NEC CALVALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO
09-21-15	000.000
SCALE	DRAWN BY
AS SHOWN	XRC

DESIGNER  
**CLP**  
DRAWING NO.  
**A2-9**

**NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD**



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

1



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

2



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-2833  
FAX (951) 280-2832



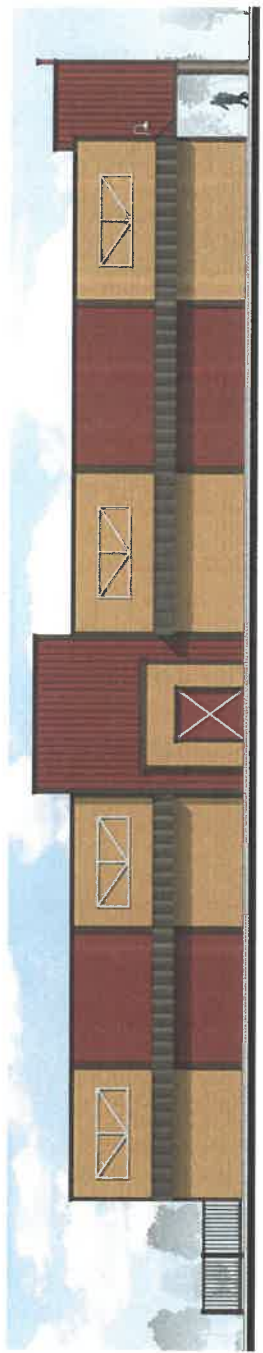
**FUTURE RETAIL #2**  
**EXTERIOR ELEVATIONS**  
CALALCO SQUARE LP  
NEC CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE CA

DATE	06-21-18
JOB NO	003.000
SCALE	AS SHOWN
DRAWN BY	XRC
CHECKED BY	XRC

REVISION

DATE 06-21-18  
JOB NO 003.000  
SCALE AS SHOWN  
DRAWN BY XRC  
CHECKED BY XRC

CUP  
DRAWING NO.  
**A2-10**



**NOTE: FINISHES AND PAINT COLOR -  
SEE KEYNOTES ON BLACK AND WHITE  
ELEVATIONS AND MATERIAL BOARD**

SCALE  
1/8" = 1'-0"

**NORTH ELEVATION**



SCALE  
1/8" = 1'-0"

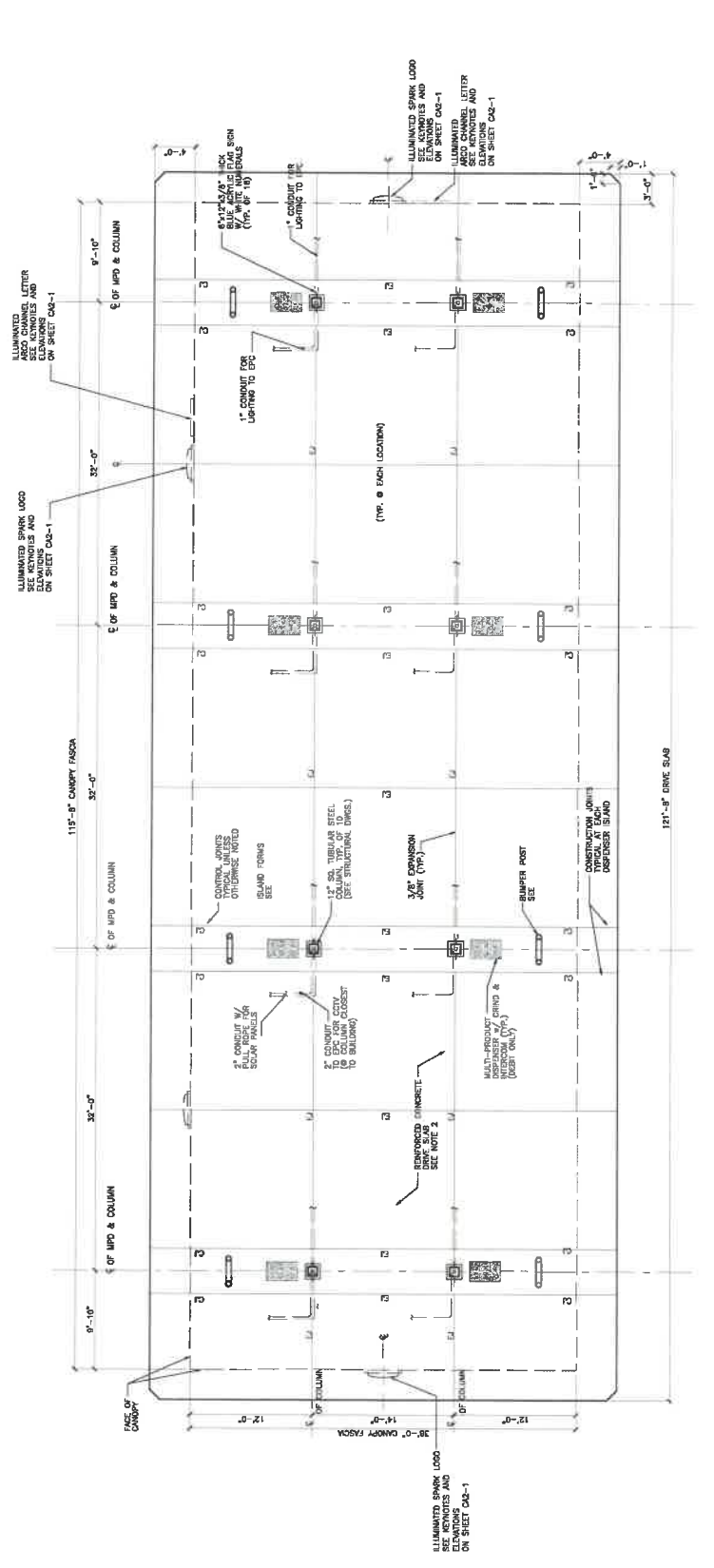
**EAST ELEVATION**







DATE	JOB NO
09-21-18	000000
SCALE	DRAWN BY
AS SHOWN	JRH
<b>CUP</b>	
DRAWING NO.	
<b>CA1-1</b>	



- Notes:**
- DOWNPOUTS ARE DESIGNED TO BE RETURNED TO THE STREETS UNDERGROUND STORM DRAINAGE SYSTEM.
  - DRIVE SLAB SHALL BE 6" THICK REINFORCED CONCRETE w/ #4 @ 18" O.C. EACH WAY OVER 4" POLYSTYRENE INSULATION. DOWNPOUTS SHALL BE 18" DIA. CONCRETE COLUMNS PERPENDICULAR TO SLAB LAYOUT w/ EXPANSION AND CONTROL JOINTS AS SHOWN.
  - CANOPY CONTRACTOR SHALL PROVIDE DOWNPOUTS AND CONDUITS FOR LIGHTING, SIGNS, CCTV, SOLAR AND SATELLITE IN COLUMNS WHERE SPECIFIED. COORDINATE WITH CONTRACTOR FOR EXACT LOCATION OF CONDUIT, AND HANG HOLES PRIOR TO FABRICATION.
  - EACH PAIR OF ISLANDS HEIGHTS SHALL BE THE SAME.
  - ISLAND FORMS SHALL BE PAINTED BLACK.
  - PAVEMENT ISLAND CASHER (I.L.C.) UNITS ARE BASED ON GEN III FRONT LOAD DOUBLE SIDED UNITS. USE APPROPRIATE UNITS ONLY.
  - CONCRETE SHALL BE PLACED IN 12" LIFTS. ELECTRICAL CONDUIT IS TO BE INSTALLED IN ELECTRICAL CHAMBER AT ELEVATION.
  - GRADE BROWNS AT CONCRETE DRIVE SLAB SHALL OCCUR WITHIN RESPONSE OF CANOPY.

**8 MPD CANOPY SLAB PLAN**  
SCALE: 3/16"=1'-0"



139 RADIO ROAD  
 COONA, CA 92879  
 P.O. BOX 1958  
 COONA, CA 92878-1958  
 DIRECT (951) 280-3833  
 FAX (951) 280-3833

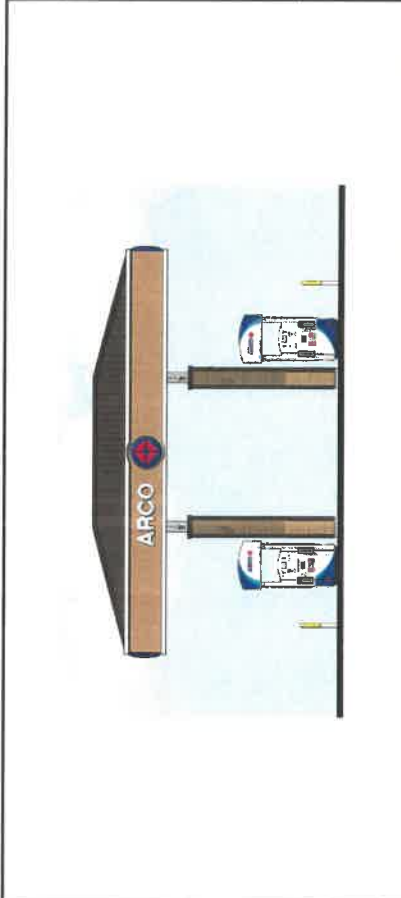


**8 MPD CANOPY  
 ELEVATIONS**  
 CAJALCO SQUARE LP  
 NEG CAJALCO ROAD + WOOD ROAD  
 COUNTY OF RIVERSIDE, CA

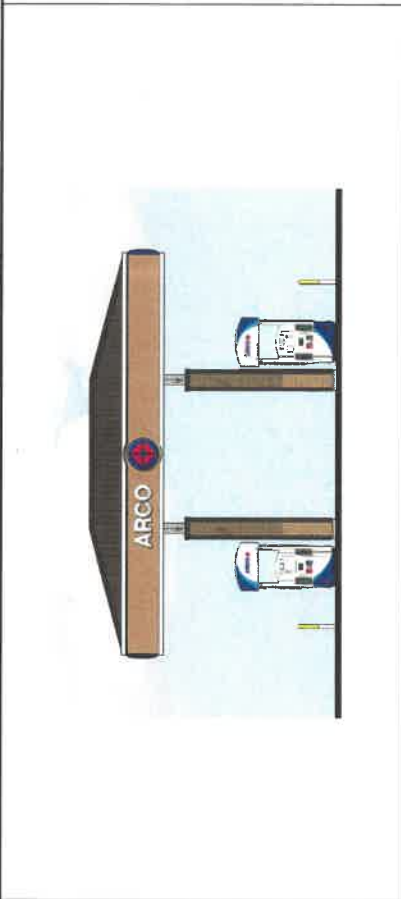
DATE	09-21-16
SCALE	AS SHOWN
APR NO	000000
DRIVEN BY	XBC

DESIGNED BY  
 CHECKED BY  
 DRAWN BY  
 DATE

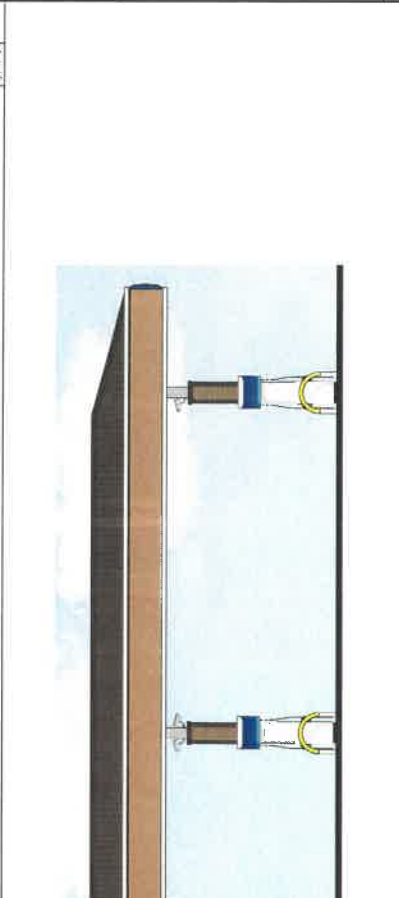
CA2-1  
 DRAWING NO.



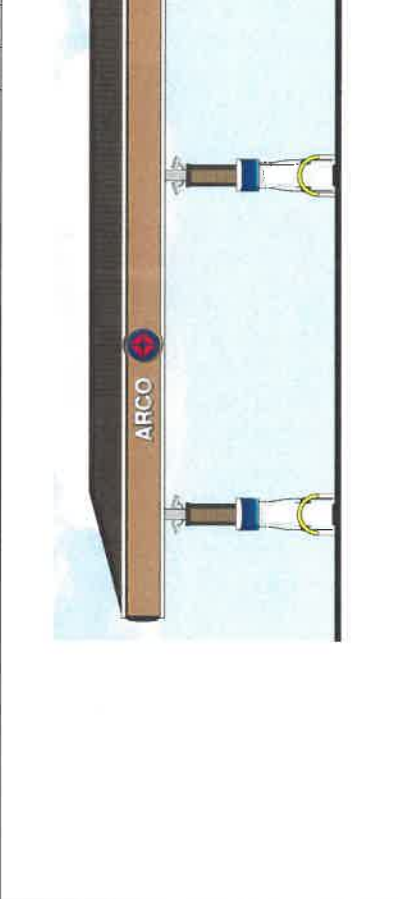
**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

REVISION

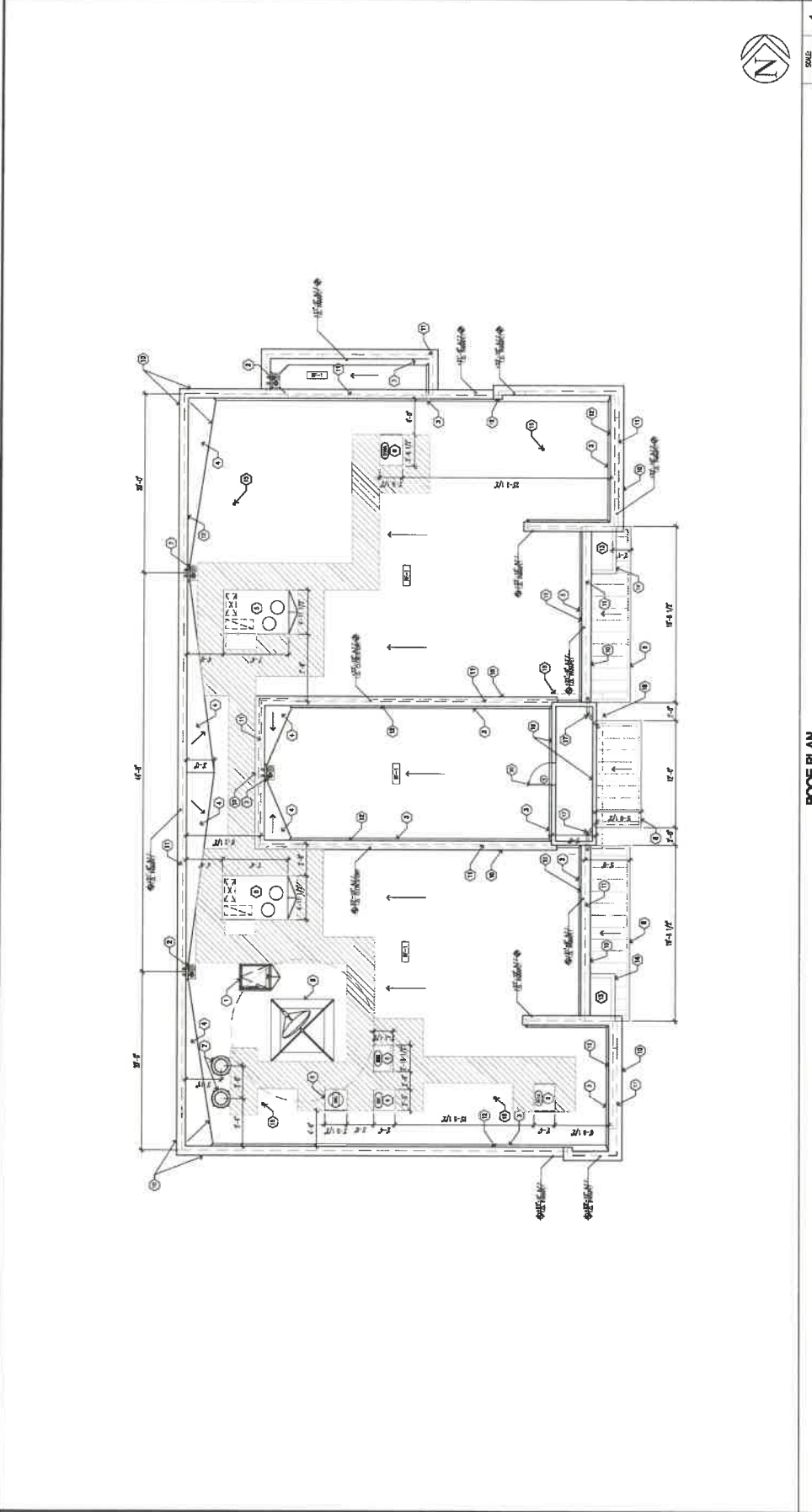
NO.	DESCRIPTION

SCALE: 1/8" = 1'-0"

DATE: 09-21-16  
 SCALE: AS SHOWN  
 APR NO: 000000  
 DRAWN BY: XBC



REVISION	DATE	JOB NO
	08-21-18	000.000
	SCALE	DRIVEN BY
	AS SHOWN	JMT



**KEYED NOTES**

- ROOF HATCH. REFER TO DETAILS
- ROOF DRAIN AND OVER-FLOW. REFER TO DETAILS
- GANT STRIP. REFER TO DETAILS
- TAPERED INSULATION CROCK
- ROOFTOP UNIT. REFER TO MECHANICAL PLANS.
- CONDENSER. REFER TO EQUIPMENT AND ELECTRICAL PLAN
- EXHAUST FAN. REFER TO MECHANICAL PLANS
- METAL GANTRY BELOW
- SATELLITE ON BALLASTED CURB
- SHOP FRONTED PRE-INSULATED METAL COPING. REFER TO DETAIL
- FACE OF EXTERIOR WALL BELOW
- FACE OF PARAPET WALL
- METAL L.D. FLASHING
- METAL GANTRY GUTTER
- ROOF JACK. REFER TO MECHANICAL PLANS.
- GAS WATER HEATER (SEE REFER TO MECHANICAL PLANS.
- GANTRY DOWNSPOUT
- LINE OF TOWER ROOF
- TOWER WALL
- 30\"/>

**ROOFING**

REWORKED MECHANICALLY FASTENED, 1/4\"/>

PRODUCT: PRESISTONE UNDERLAYER DOWNTOE ROOFING INSULATION PROTECTION BOARD: 3/4\"/>

ROOF INSULATION: RIGID POLYISOCYANURATE WITH A MINIMUM R-VALUE AS NOTED IN THE ENERGY EFFICIENCY RATING REPORT. REFER TO MECHANICAL PLAN AT-4 FOR ADDITIONAL COMPLIANCE REQUIREMENTS.

EQUIPMENT MAINTENANCE PATH

**GENERAL NOTES**

- REFER TO MECHANICAL PLANS AT-1 & AT-4 FOR ROOF SYSTEM INCLUDING GUTTER, CHIMES, FLASHING, AND ETC.
- REFER TO MECHANICAL PLANS AT-1 & AT-4 FOR MECHANICAL DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO RECOMMEND ROOFING PACKAGE PER MANUFACTURERS REQUIREMENTS.
- ROOF ASSEMBLY SHALL COMPLY WITH ULLI-80 AND FM CLASS 70 TESTS INCLUDING CORNING FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- STRUCTURAL WALLS APPROVED IN WRITING BY THE ARCHITECT.
- FOR EQUIPMENT COMPANIES & CONDENSERS REFER TO EQUIPMENT PLAN ON SHEET 021 AND EQUIPMENT SCHEDULE ON SHEET 021.
- PERIMETER GUARANTEE TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 26.101.101.101.
- 42\"/>

**ROOF PLAN**

SCALE: 1/4\"/>

1



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1358  
CORONA, CA 92878-1358  
DIRECT (951) 280-3833  
FAX (951) 280-3832



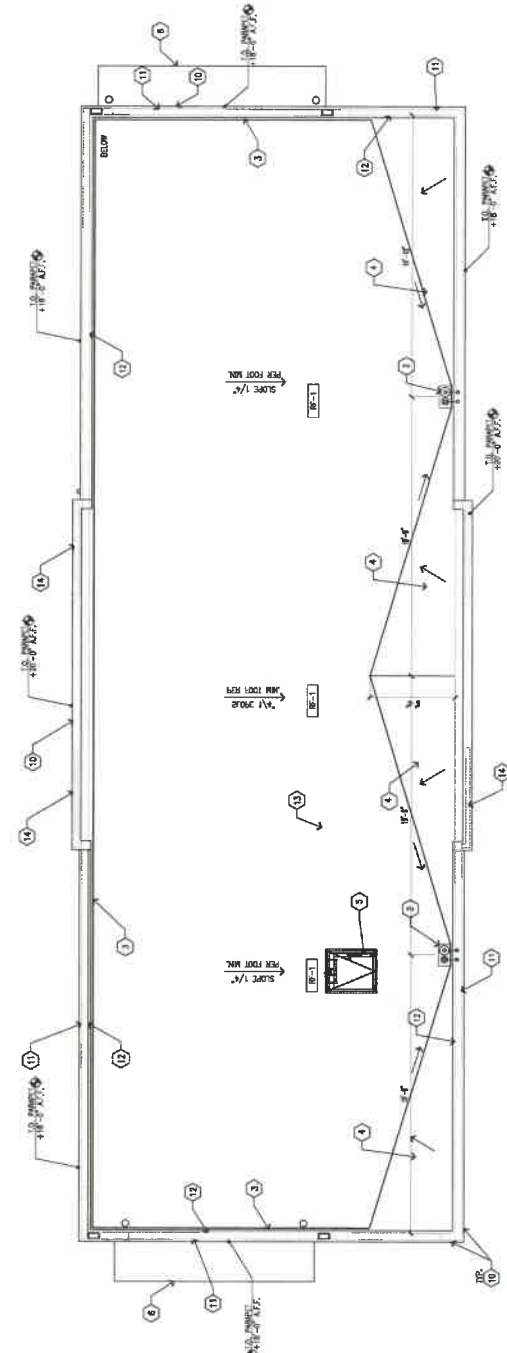
**CAR WASH  
ROOF PLAN**  
NEC CAJALCO ROAD & WOOD ROAD  
CALICO SQUARE LP  
COUNTY OF RIVERSIDE, CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/08/00
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	
11	REVISED	
12	REVISED	
13	REVISED	
14	REVISED	
15	REVISED	
16	REVISED	
17	REVISED	
18	REVISED	
19	REVISED	
20	REVISED	

DATE: 08/08/00  
DRAWN BY: AS  
SCALE: AS SHOWN  
CUP  
DRAWING NO. A1-4

- KEYED NOTES:**
- 1 ROOF ACCESS HATCH AND LAMBER
  - 2 ROOF DRAIN AND OVERFLOW
  - 3 DIRT STRIP PER DETAIL
  - 4 SPACED INSULATION ORIENT
  - 5 ROOF HATCH, PROVIDE 2x4 SMOOTH SURROUNDING ROOF ACCESS
  - 6 HATCH, PROVIDE 2x4 SMOOTH SURROUNDING ROOF ACCESS
  - 7 NOT USED
  - 8 NOT USED
  - 9 SHIP FORMED PRE-FINISHED METAL CORNER, REFER TO
  - 10 FACE OF FRAMER EXTERIOR WALL
  - 11 WALL BELOW
  - 12 POP-UP WALL BELOW

**ROOFING**  
[E-1] REFINISHED MECHANICALLY FASTENED .045" THICK  
PRODUCT: RESISTIVE REVERSE-SLOPE ROOFING  
INSULATION PROTECTION BOARD: 3/4" OSB, PLYWOOD, OR  
ROOF INSULATION: RED POLYISOCYANURATE WITH A  
MINIMUM R-VALUE AS NOTED IN THE DETAIL  
ADDITIONAL COMPLIANCE REQUIREMENTS:













139 RADIO ROAD  
CORONA, CA 92879

P.O. BOX 1958  
CORONA, CA 92879-1958

DIRECT (951) 260-3833  
FAX (951) 260-3832



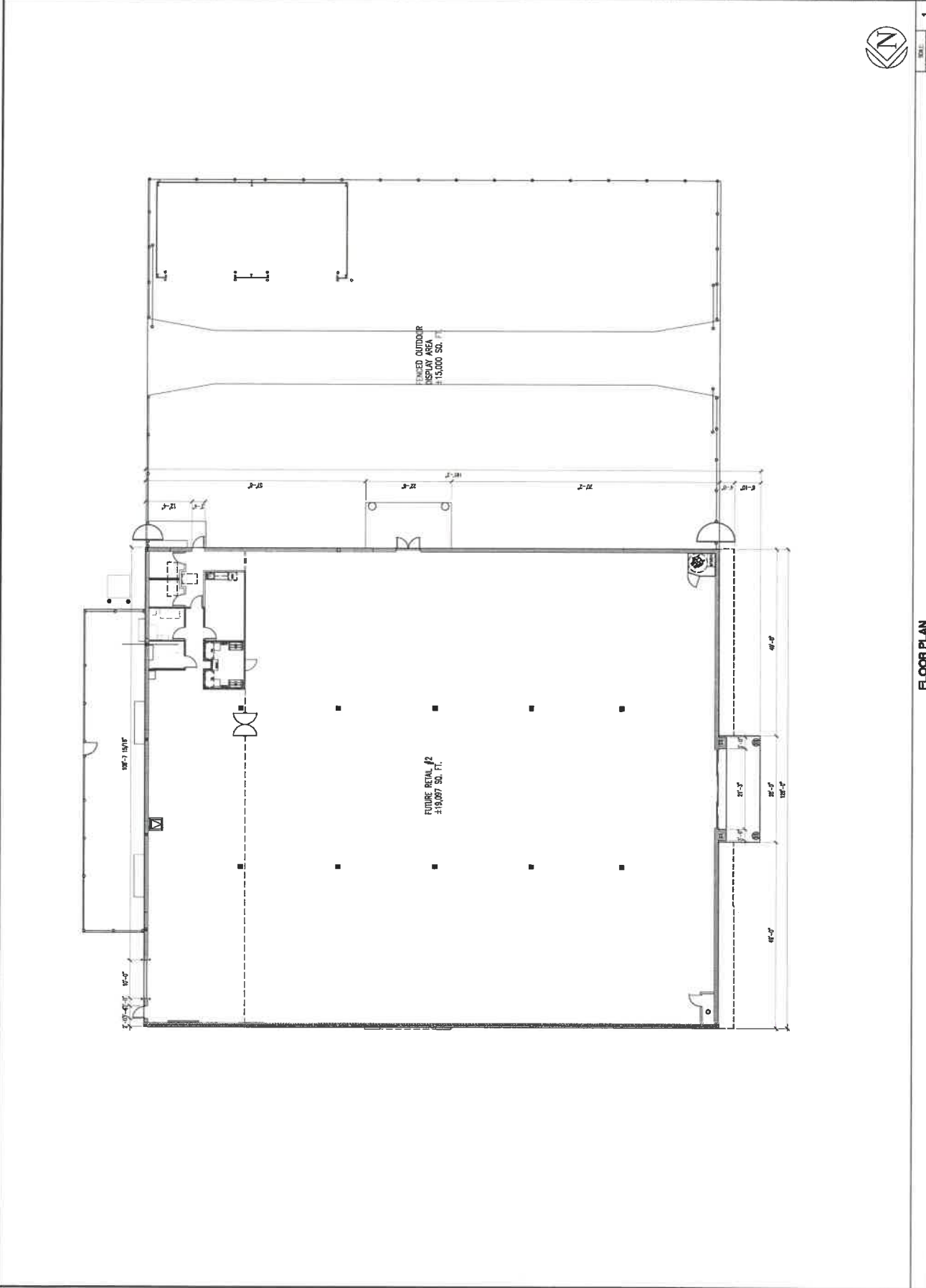
**FUTURE RETAIL #2  
FLOOR PLAN**

CALICO SQUARE LP  
NEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO	SCALE	DRAWN BY
09-21-19	000,000	AS SHOWN	JMT

CLUP DRAWING NO. **A1-9**

1



FLOOR PLAN

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-2832  
FAX (951) 280-2832



**FUTURE RETAIL #2  
ROOF PLAN**  
CALVALCO SQUARE LP  
NEC CALVALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JWS:MO
09-21-18	000.000
SCALE	AS SHOWN
DRAWN BY	JWH

DRAWING NO.  
**A1-10**

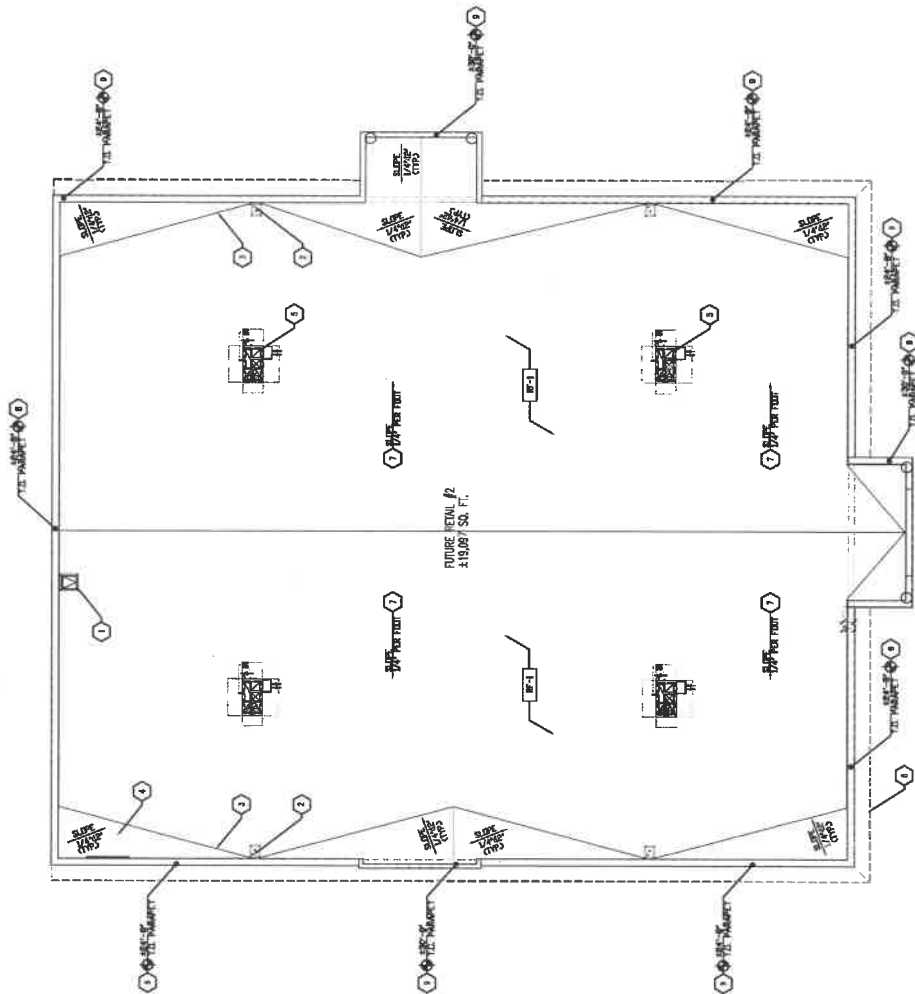


SCALE  
1" = 12'-0"

- KEYED NOTES**
- 1 ROOF HATCH
  - 2 ROOF BRANK AND OVERTURN
  - 3 GUTTER
  - 4 GUTTER STRIP
  - 5 TAPERED INSULATION CHECKOUT
  - 6 ROOFTOP UNIT
  - 7 NOT USED
  - 8 ROOF SLOPE
  - 9 METAL CANOPY BELOW
  - 0 METAL COPING

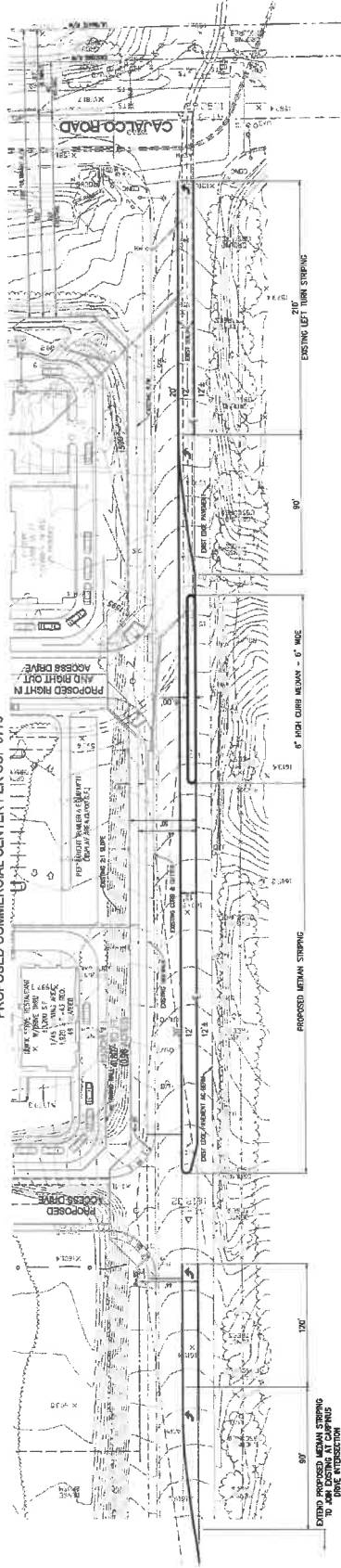
**ROOFING**

SECTION 05120 ROOFING MECHANICALLY FASTENED 3/4" THICK SINGLE-PLY EPDM MEMBRANE SYSTEM ON APPROXIMATE SUBGRADE CONCRETE ROOFING SYSTEM ON APPROXIMATE BOARD: 7/8" GSB, R/WOOD, OR SOLVENT RESISTANT ROOF INSULATION: 2" RIGID POLYISOCYANURATE WITH A CALCULATED R-VALUE TO SPECIFICATION SHEET AT-4 FOR ADDITIONAL COMPUNIQUE REQUIREMENTS.

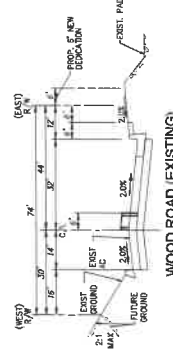


**ROOF PLAN**

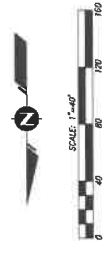
PROPOSED COMMERCIAL CENTER PER CUP 3775



# WOOD ROAD



\*AS-BUILT PER AS SHOWN, 2008, BY BOLLARD SPRINGS  
 \*NOTE: ORIGINAL PROPOSED 6' WIDE RAISED MEDIAN  
 WITH PROPOSED 6' WIDE RAISED MEDIAN

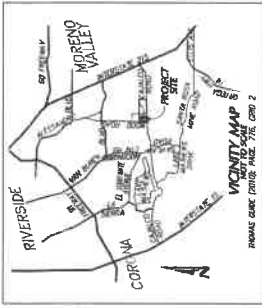


**KVA**  
 ENGINEERING  
 AND PLANNING  
 SURVEYING

327 N. BIRCHMOUNT STREET  
 SUITE 117  
 WARRICK, MISSISSIPPI 39368  
 TEL: (601) 776-1000  
 FAX: (601) 776-1006

**CASE: CUP03775**  
**EXHIBIT F: Conceptual Media Plan**  
**PLANNER: T. Wheeler**  
**DATE: March 18, 2020**

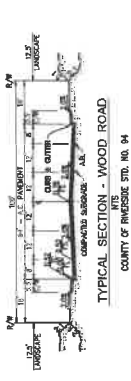
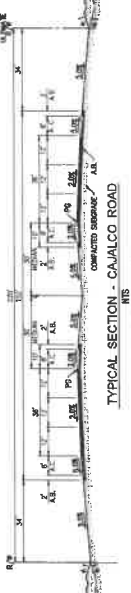
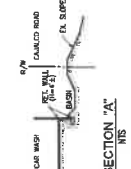
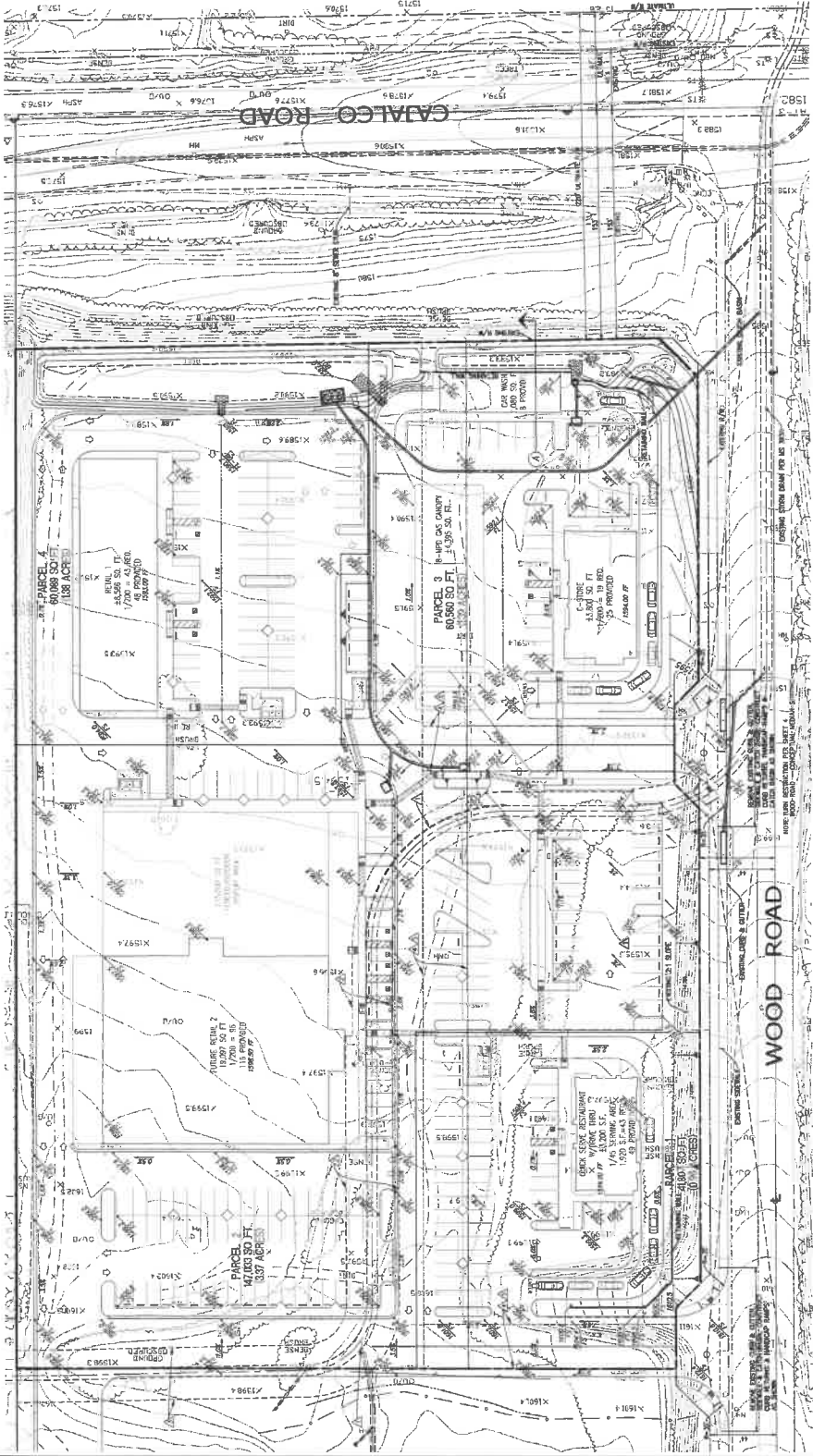
**CUP 3775**  
**PROPOSED COMMERCIAL CENTER**  
**WOOD ROAD - CONCEPTUAL MEDIAN**  
**STRIPING**



- EXISTING EASEMENT NOTES**
- △ CONFORMANCE OF EXISTING EASEMENTS TO BE MAINTAINED FOR THE REMAINDER OF THE TERM OF THE EASEMENT, INCLUDING THE RIGHT TO USE THE EASEMENT FOR THE PURPOSES SET FORTH IN THE EASEMENT AGREEMENT.
  - △ EXISTING EASEMENTS ARE TO BE MAINTAINED FOR THE REMAINDER OF THE TERM OF THE EASEMENT, INCLUDING THE RIGHT TO USE THE EASEMENT FOR THE PURPOSES SET FORTH IN THE EASEMENT AGREEMENT.
  - △ EXISTING EASEMENTS ARE TO BE MAINTAINED FOR THE REMAINDER OF THE TERM OF THE EASEMENT, INCLUDING THE RIGHT TO USE THE EASEMENT FOR THE PURPOSES SET FORTH IN THE EASEMENT AGREEMENT.
  - △ EXISTING EASEMENTS ARE TO BE MAINTAINED FOR THE REMAINDER OF THE TERM OF THE EASEMENT, INCLUDING THE RIGHT TO USE THE EASEMENT FOR THE PURPOSES SET FORTH IN THE EASEMENT AGREEMENT.

**LEGAL DESCRIPTION**

LOT 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**CASE: CUP03775**  
**EXHIBIT G: Preliminary Grading**  
**PLANNER: T. Wheeler**  
**DATE: March 18, 2020**



		PREPARED BY: DOUGLAS M. BROWN	SCALE: AS SHOWN	SHEET NO: <b>1</b>
PROJECT: 557 N. SERRANIA STREET CORONA, CALIFORNIA 92506 TEL: (951) 770-1000 FAX: (951) 770-1000		COUNTY OF RIVERSIDE PRELIMINARY GRADING PLAN WOOD ROAD & CAJALCO ROAD	DATE: 3/18/20	OF 4 SHEETS
SEAL-OWNER: COUNTY OF RIVERSIDE BUILDING AND SAFETY APPROVED BY:		SEAL-ENGINEER: DOUGLAS M. BROWN	DATE:	
SEAL-COUNTY: COUNTY OF RIVERSIDE BUILDING AND SAFETY APPROVED BY:		DATE:		
SEAL-CITY: CITY OF CORONA APPROVED BY:		DATE:		
SEAL-STATE: STATE OF CALIFORNIA APPROVED BY:		DATE:		







# MATERIAL BOARD

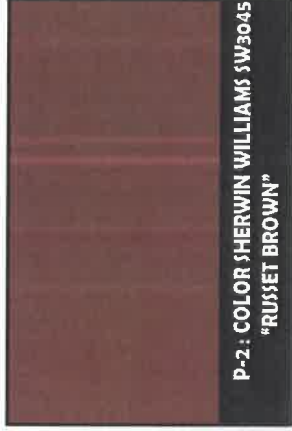
**NEC CAJALCO ROAD & WOOD ROAD**  
**COUNTY OF RIVERSIDE, CA**

CASE: CUP03775

EXHIBIT M: Project Color & Material Board

PLANNER: T. Wheeler

DATE: March 18, 2020



**CAJALCO**

**WOOD ROAD**



139 RADIO ROAD  
CORONA, CA 92876  
P.O. BOX 1988  
CORONA, CA 92876-1988  
DIRECT (951) 260-3833  
FAX (951) 260-3832

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-2833  
FAX (951) 280-2832



**CARWASH VACUUM CANOPY**  
**PERSPECTIVE**  
CALALCO SQUARE LP  
NEO CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

SECTION	SCALE	DATE	JOB NO.

DATE: 06-21-19  
JOB NO: 000.000  
SCALE: AS SHOWN  
DRAWN BY: JXC

DESIGNER NO.  
**CUP**  
**PERS**



CARWASH AND VACUUM AREA PERSPECTIVE

1919 P:\Projects\06-21-19\06-21-19-CARWASH VACUUM CANOPY.dwg (JXC) 06/21/19 11:55 AM

CASE: CUP03775

EXHIBIT S: Project Signage Plan

PLANNER: T. Wheeler

DATE: March 18, 2020



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



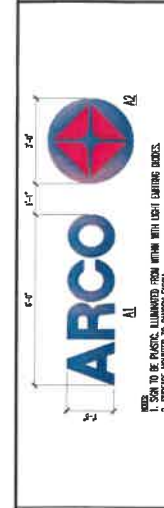
MECAVALCO SQUARE LP  
COUNTY OF RIVERSIDE, CA

SCALE

PERSON

DATE 09-21-18  
JOB NO 000000  
SHEET 001  
DRAWN BY AS STONE  
SIGN SIGN  
DRAWING NO. ASN1-2

SIGNAGE DETAILS



**A SIGN-A: ARCO SPARK AND CHANNEL LETTERS**  
1/2" x 1'-4"



**B SIGN-B: AM/PM CHANNEL LETTERS**  
1/2" x 1'-4"



**C SIGN-C: CAR WASH WALL SIGN**  
3'-0" x 1'-4"



**D SIGN-D: CAR WASH ENTER WALL SIGN**  
3'-0" x 1'-4"



**E SIGN-E: CAR WASH EXIT WALL SIGN**  
3'-0" x 1'-4"



**F SIGN-F: MONUMENT PRICE GAS STATION SIGN**  
1/2" x 1'-4"



**G SIGN-G: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**H SIGN-H: TENANT MONUMENT SIGN**  
1/2" x 1'-4"



**I SIGN-I: TENANT WALL SIGN**  
3'-0" x 1'-4"



**J SIGN-J: TENANT EXIT SIGN**  
3'-0" x 1'-4"



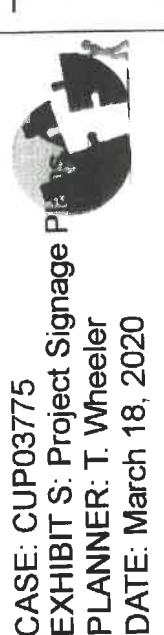
**K SIGN-K: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**L SIGN-L: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**M SIGN-M: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**N SIGN-N: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



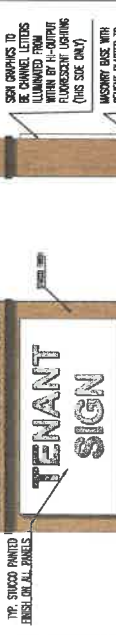
**O SIGN-O: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**P SIGN-P: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



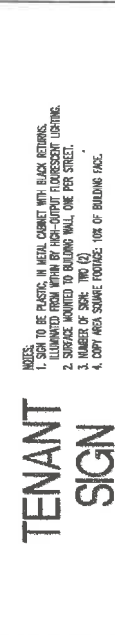
**Q SIGN-Q: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**R SIGN-R: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**S SIGN-S: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**T SIGN-T: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"



**U SIGN-U: CAR WASH ENTRANCE SIGN**  
1/2" x 1'-4"

139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1956  
CORONA, CA 92879-1956  
DIRECT FAX (951) 280-3923

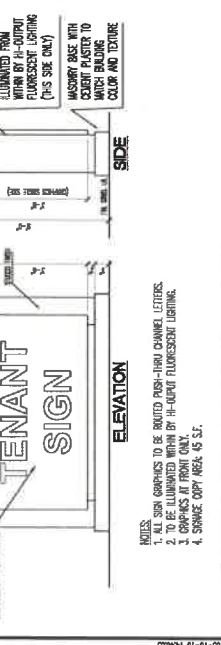
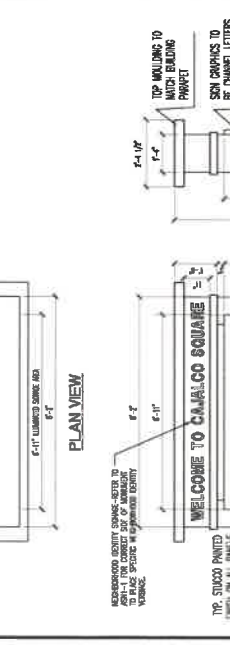
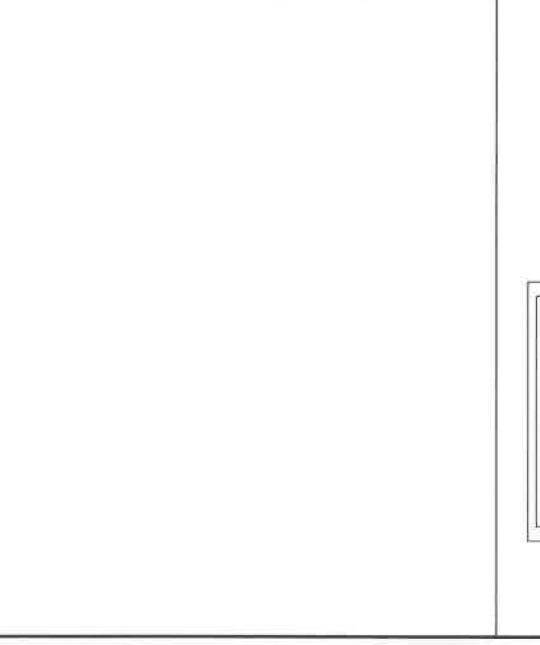
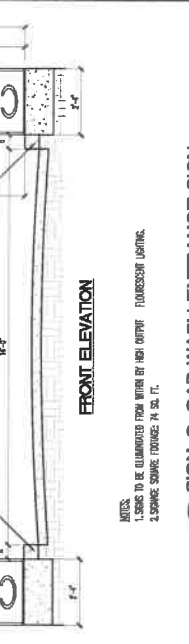
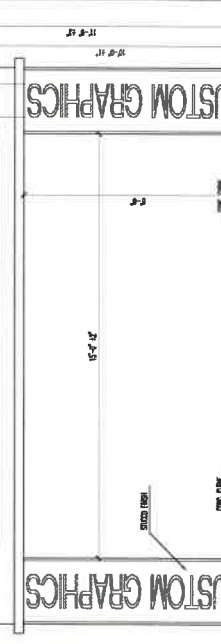
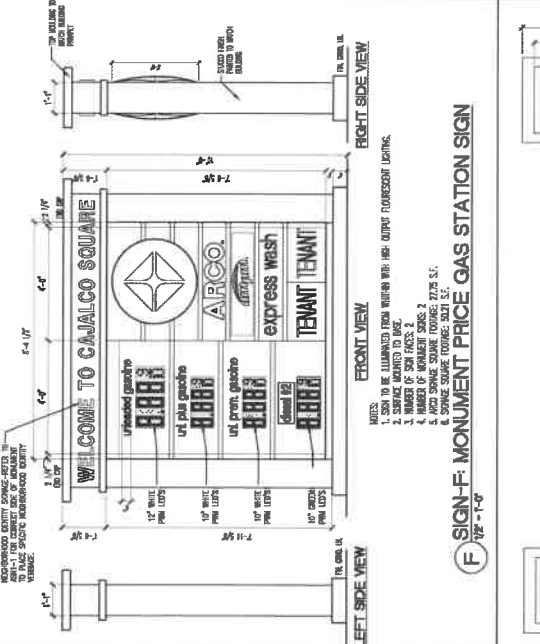
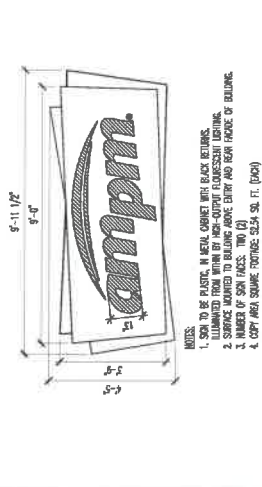


NEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE: 09-21-18  
JOB NO: 000.000  
DRAWN BY: AS STONN  
DRAWING NO: SIGN-1



**ASNI-2**





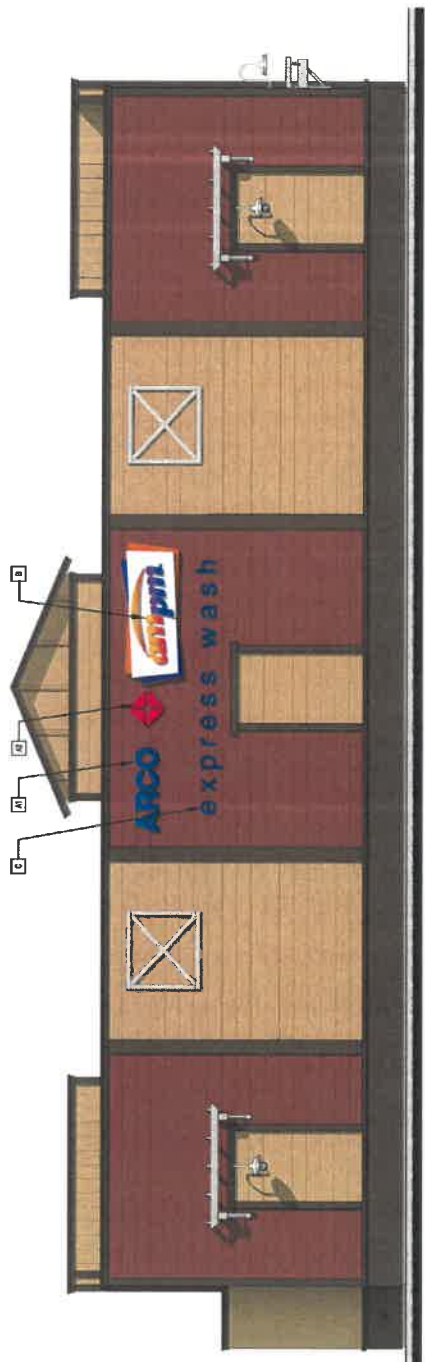




EAST ELEVATION



WEST ELEVATION



**SIGNAGE KEYNOTES**

- 11 ILLUMINATED AREA CHIMNEY LETTERS (10' SQ. FT.)
- 12 ILLUMINATED CHIMNEY SPARK LOGO (7' SQ. FT.)
- 13 AREA CHIMNEY LETTERS (24"X24" SQ. FT. COPY AREA)
- 14 ONE WORD WALL SIGN (24"X36" SQ. FT. COPY AREA)
- 15 ONE WORD CHIMNEY WALL SIGN (24"X36" SQ. FT. AREA)
- 16 ONE WORD CHIMNEY WALL SIGN (24"X36" SQ. FT. AREA)
- 17 ONE WORD CHIMNEY WALL SIGN (24"X36" SQ. FT. AREA)
- 18 ONE WORD CHIMNEY WALL SIGN (24"X36" SQ. FT. AREA)
- 19 ONE WORD CHIMNEY WALL SIGN (24"X36" SQ. FT. AREA)
- 20 ONE WORD CHIMNEY WALL SIGN (24"X36" SQ. FT. AREA)
- 21 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 22 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 23 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 24 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 25 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 26 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 27 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 28 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 29 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 30 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 31 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 32 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
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- 99 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)
- 100 TYPICAL SIGNAGE (24"X36" SQ. FT. COPY AREA)

DATE	JOB NO.
09-21-18	000.000
FILE	DRAWN BY
AS SIGN	ZAC
AS SIGN	ZAC

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CONVENIENCE STORE  
SIGNAGE  
CALICO SQUARE LP  
NEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA



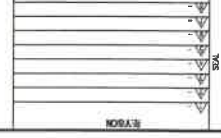
139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



135 RADIO ROAD  
CORONA, CA 92879  
P. O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



CARWASH SIGNAGE  
CALICO SQUARE LP  
NEO CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA



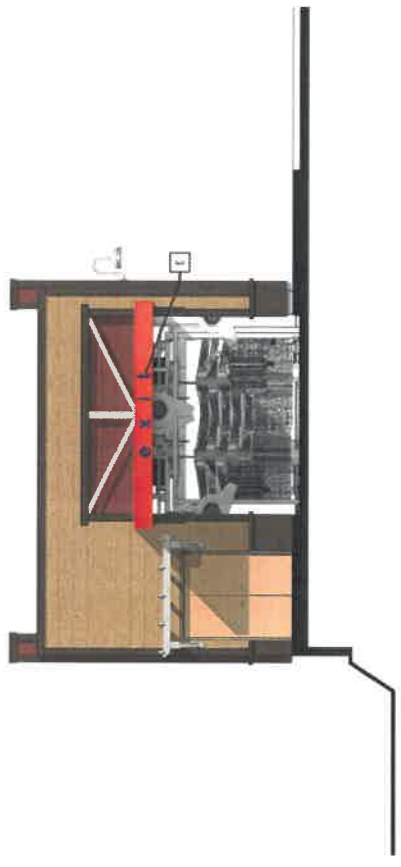
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08-21-18	000000
PROJECT	DRAWN BY
AS-BUILT	MS
SIGN	
DRAWING NO.	

ASN2-2

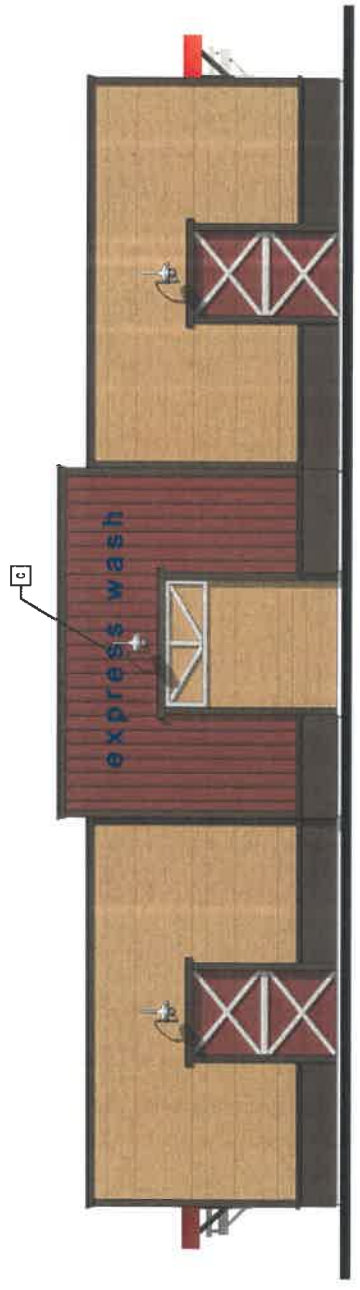
**SIGNAGE KEYNOTES**

- 1) ILLUMINATED AND CHAMEL LETTERS (10 SQ. FT.)
- 2) ILLUMINATED CHAMEL SIGNAGE (17 SQ. FT.)
- 3) AMPH CHAMEL LETTERS (102 SQ. FT. COPY AREA)
- 4) ONE SIDE WALL SIGN (15 SQ. FT. COPY AREA)
- 5) ONE SIDE WALL SIGN (15 SQ. FT. COPY AREA)
- 6) ONE SIDE WALL SIGN (15 SQ. FT. COPY AREA)
- 7) ONE SIDE WALL SIGN (15 SQ. FT. COPY AREA)
- 8) ONE SIDE WALL SIGN (15 SQ. FT. COPY AREA)
- 9) ONE SIDE WALL SIGN (15 SQ. FT. COPY AREA)
- 10) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
- 11) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
- 12) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
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- 14) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
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- 16) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
- 17) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
- 18) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
- 19) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)
- 20) TYPICAL WALL SIGN (15 SQ. FT. COPY AREA)

EAST ELEVATION

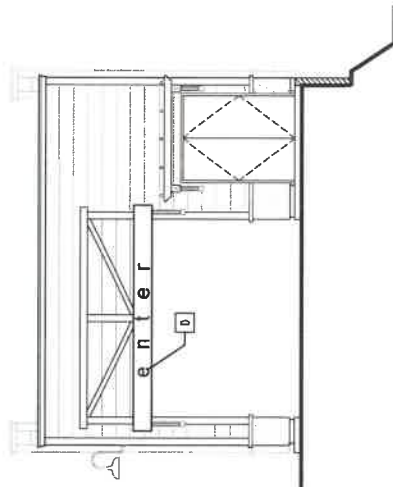


NORTH ELEVATION



**SKINAGE KEYNOTES**

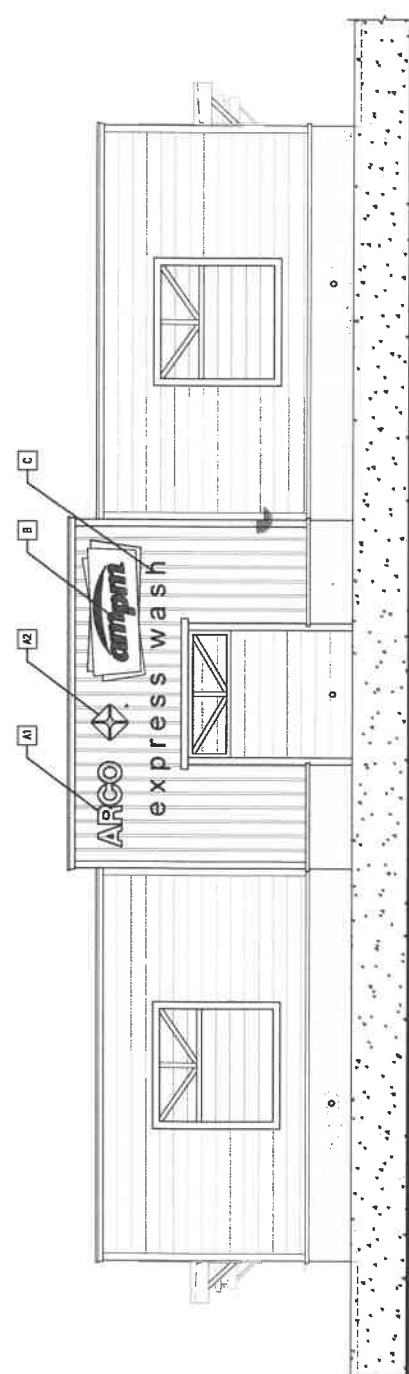
- A1 UNFINISHED ARCO CHANNEL LETTERS (40 SQ. FT.)
- A2 UNFINISHED CHERRY FINISH LETTERS (2 SQ. FT.)
- B1 ARCO CHANNEL LETTERS (20 SQ. FT. COPY AREA)
- B2 ARCO CHANNEL LETTERS (20 SQ. FT. COPY AREA)
- C CHERRY FINISH WALL SIGN (40 SQ. FT. WALL)
- D CHERRY FINISH WALL SIGN (40 SQ. FT. WALL)
- E UNFINISHED ARCO CHANNEL LETTERS (40 SQ. FT.)
- F UNFINISHED CHERRY FINISH LETTERS (2 SQ. FT.)
- G UNFINISHED ARCO CHANNEL LETTERS (40 SQ. FT.)
- H UNFINISHED CHERRY FINISH LETTERS (2 SQ. FT.)
- I UNFINISHED ARCO CHANNEL LETTERS (40 SQ. FT.)
- J UNFINISHED CHERRY FINISH LETTERS (2 SQ. FT.)
- K UNFINISHED ARCO CHANNEL LETTERS (40 SQ. FT.)
- L UNFINISHED CHERRY FINISH LETTERS (2 SQ. FT.)
- M UNFINISHED ARCO CHANNEL LETTERS (40 SQ. FT.)
- N UNFINISHED CHERRY FINISH LETTERS (2 SQ. FT.)



WEST ELEVATION

SCALE: 1/8" = 1'-0"

1



SOUTH ELEVATION

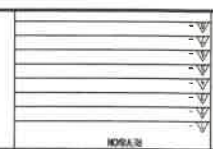
SCALE: 1/8" = 1'-0"

2

139 RADIO ROAD  
CORONA, CA 92679  
P.O. BOX 1958  
CORONA, CA 92678-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



CARMASH SIGNAGE  
CALICO SQUARE LP  
NEO CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA



DATE: 08-21-18  
JOB NO: 000.000  
DRAWN BY: JS SHUM  
AS SHOWN

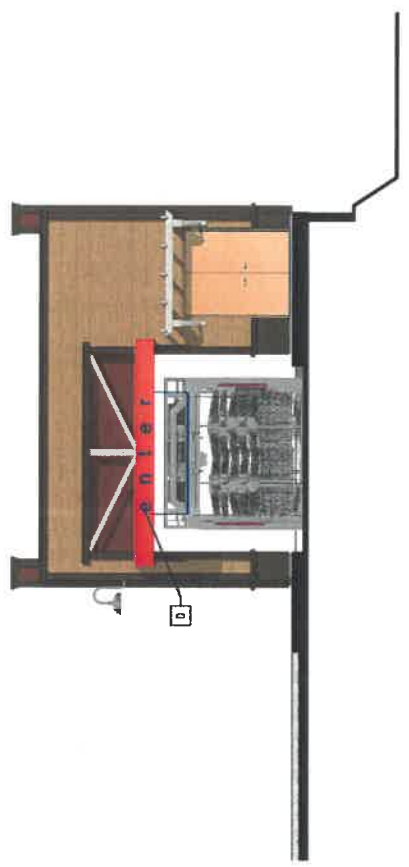
DRAWING NO.  
**ASN2-3**

DATE	JOB NO
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	JAC

DRAWING NO.  
**ASN2-3**

2

- SIGNAGE KEYNOTES**
- A1 ILLUMINATED ANCO CHANNEL LETTERS (10 SQ. FT.)
  - A2 ILLUMINATED ANCO SHARK LOGO (7 SQ. FT.)
  - B ANCO CHANNEL LETTERS (24 SQ. FT. COPY AREA)
  - C ANCO SHARK WALL SIGN (24 SQ. FT. COPY AREA)
  - D ANCO SHARK WALL SIGN (24 SQ. FT. ANCO)
  - E ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - F ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - G ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - H ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - I ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - J ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - K ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - L ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - M ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - N ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
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  - R ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - S ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - T ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - U ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - V ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - W ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - X ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - Y ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)
  - Z ANCO SHARK WALL SIGN (4.5 SQ. FT. ANCO)



WEST ELEVATION



SOUTH ELEVATION

**SIGNAGE KEYNOTES**

- A1 ILLUMINATED ARCHED CHANNEL LETTERS (10 SQ. FT.)
- A2 ILLUMINATED CHANNEL SIGN LETTERS (7 SQ. FT.)
- A3 ARCHED CHANNEL LETTERS (25 SQ. FT. COPY AREA)
- B1 CHINESE WALL SIGN (25 SQ. FT. COPY AREA)
- B2 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- B3 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- B4 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- B5 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- C1 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- C2 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- C3 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- C4 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- C5 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- D1 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- D2 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- D3 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- D4 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- D5 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
- D6 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)
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- D100 CHINESE WALL SIGN (10 SQ. FT. COPY AREA)

139 RADTO ROAD  
CORONA, CA 92979  
T.O. BOX 1558  
CORONA, CA 92979-1558  
DIRECT (951) 250-3833  
FAX (951) 250-3832

O.S.R. WITH DRIVE-THRU  
SIGNAGE  
CALVAL CO SOLUJES LP  
NEC CALVAL CO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE: 09-21-11  
DRAWING NO: SIGN-000000  
PROJECT NO: 11-000000

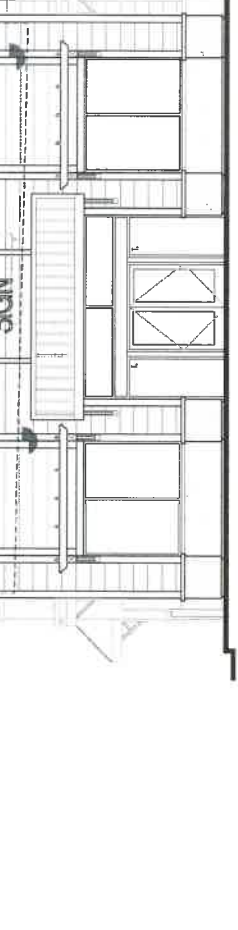
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DRAWING NO.

SCALE: 1/4" = 1'-0"

2



**SOUTH ELEVATION**



**EAST ELEVATION**



139 RADIO ROAD  
CORONA, CA 92879  
P.O. BOX 1958  
CORONA, CA 92878-1958  
DIRECT (951) 280-3833  
FAX (951) 280-3832



RETAIL #1 SIGNAGE  
CALCO SQUARE LP  
NEC CALICO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	AS SHOWN

DRAWING NO.  
**ASN2-5**

SHEET  
1 OF 2

**SIGNAGE KEYNOTES**

- A) ILLUMINATED ABC CHANNEL LETTERS (48 SQ. FT.)
- B) ILLUMINATED CHANNEL LETTERS (24 SQ. FT.)
- C) ILLUMINATED CHANNEL LETTERS (12 SQ. FT.)
- D) ILLUMINATED CHANNEL LETTERS (6 SQ. FT.)
- E) ILLUMINATED CHANNEL LETTERS (3 SQ. FT.)
- F) ILLUMINATED CHANNEL LETTERS (1.5 SQ. FT.)
- G) ILLUMINATED CHANNEL LETTERS (0.75 SQ. FT.)
- H) ILLUMINATED CHANNEL LETTERS (0.375 SQ. FT.)
- I) ILLUMINATED CHANNEL LETTERS (0.1875 SQ. FT.)
- J) ILLUMINATED CHANNEL LETTERS (0.09375 SQ. FT.)
- K) ILLUMINATED CHANNEL LETTERS (0.046875 SQ. FT.)
- L) ILLUMINATED CHANNEL LETTERS (0.0234375 SQ. FT.)
- M) ILLUMINATED CHANNEL LETTERS (0.01171875 SQ. FT.)
- N) ILLUMINATED CHANNEL LETTERS (0.005859375 SQ. FT.)
- O) ILLUMINATED CHANNEL LETTERS (0.0029296875 SQ. FT.)
- P) ILLUMINATED CHANNEL LETTERS (0.00146484375 SQ. FT.)
- Q) ILLUMINATED CHANNEL LETTERS (0.000732421875 SQ. FT.)
- R) ILLUMINATED CHANNEL LETTERS (0.0003662109375 SQ. FT.)
- S) ILLUMINATED CHANNEL LETTERS (0.00018310546875 SQ. FT.)
- T) ILLUMINATED CHANNEL LETTERS (0.000091552734375 SQ. FT.)
- U) ILLUMINATED CHANNEL LETTERS (0.0000457763671875 SQ. FT.)
- V) ILLUMINATED CHANNEL LETTERS (0.00002288818359375 SQ. FT.)
- W) ILLUMINATED CHANNEL LETTERS (0.000011444091796875 SQ. FT.)
- X) ILLUMINATED CHANNEL LETTERS (0.0000057220458984375 SQ. FT.)
- Y) ILLUMINATED CHANNEL LETTERS (0.00000286102294921875 SQ. FT.)
- Z) ILLUMINATED CHANNEL LETTERS (0.000001430511474609375 SQ. FT.)
- AA) ILLUMINATED CHANNEL LETTERS (0.0000007152557373046875 SQ. FT.)
- AB) ILLUMINATED CHANNEL LETTERS (0.00000035762786865234375 SQ. FT.)
- AC) ILLUMINATED CHANNEL LETTERS (0.000000178813934326171875 SQ. FT.)
- AD) ILLUMINATED CHANNEL LETTERS (0.0000000894069671630859375 SQ. FT.)
- AE) ILLUMINATED CHANNEL LETTERS (0.00000004470348358154296875 SQ. FT.)
- AF) ILLUMINATED CHANNEL LETTERS (0.000000022351741790771484375 SQ. FT.)
- AG) ILLUMINATED CHANNEL LETTERS (0.00000001117587089538571875 SQ. FT.)
- AH) ILLUMINATED CHANNEL LETTERS (0.000000005587935447692890625 SQ. FT.)
- AI) ILLUMINATED CHANNEL LETTERS (0.0000000027939677238464453125 SQ. FT.)
- AJ) ILLUMINATED CHANNEL LETTERS (0.00000000139698386192322265625 SQ. FT.)
- AK) ILLUMINATED CHANNEL LETTERS (0.000000000698491930961611328125 SQ. FT.)
- AL) ILLUMINATED CHANNEL LETTERS (0.0000000003492459654808056640625 SQ. FT.)
- AM) ILLUMINATED CHANNEL LETTERS (0.00000000017462298274040283203125 SQ. FT.)
- AN) ILLUMINATED CHANNEL LETTERS (0.000000000087311491370201416015625 SQ. FT.)
- AO) ILLUMINATED CHANNEL LETTERS (0.0000000000436557456851007080078125 SQ. FT.)
- AP) ILLUMINATED CHANNEL LETTERS (0.00000000002182787284255035400390625 SQ. FT.)
- AQ) ILLUMINATED CHANNEL LETTERS (0.000000000010913936421275177001953125 SQ. FT.)
- AR) ILLUMINATED CHANNEL LETTERS (0.0000000000054569682106375885009765625 SQ. FT.)
- AS) ILLUMINATED CHANNEL LETTERS (0.00000000000272848410531879425048828125 SQ. FT.)
- AT) ILLUMINATED CHANNEL LETTERS (0.000000000001364242052659397125244140625 SQ. FT.)
- AU) ILLUMINATED CHANNEL LETTERS (0.0000000000006821210263296985626220703125 SQ. FT.)
- AV) ILLUMINATED CHANNEL LETTERS (0.00000000000034106051316484928131103515625 SQ. FT.)
- AW) ILLUMINATED CHANNEL LETTERS (0.000000000000170530256582424640655517578125 SQ. FT.)
- AX) ILLUMINATED CHANNEL LETTERS (0.00000000000008526512829123232032775890625 SQ. FT.)
- AY) ILLUMINATED CHANNEL LETTERS (0.000000000000042632564145616116163879453125 SQ. FT.)
- AZ) ILLUMINATED CHANNEL LETTERS (0.0000000000000213162820728080580819397265625 SQ. FT.)
- BA) ILLUMINATED CHANNEL LETTERS (0.00000000000001065814103640402904096986328125 SQ. FT.)
- BB) ILLUMINATED CHANNEL LETTERS (0.000000000000005329070518202014520484931640625 SQ. FT.)
- BC) ILLUMINATED CHANNEL LETTERS (0.0000000000000026645352591010072602424658203125 SQ. FT.)
- BD) ILLUMINATED CHANNEL LETTERS (0.00000000000000133226762955050363012123291015625 SQ. FT.)
- BE) ILLUMINATED CHANNEL LETTERS (0.000000000000000666133814775251815060616458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000003330669073876259075303082291015625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000016653345369381295376515411458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000083266726846906478277577057291015625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000416333634234532391387885286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000002081668171172661956939428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000001040834085586330978469714155517578125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000052041704279316548939347072775890625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000260208521396582744696735363879453125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000001301042606982913723483676819397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000006505213034914861861738409096986328125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000032526065174574309308594549428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000016263032587287154654272724714155517578125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000081315162936437273271363611458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000004065758146821863663568057291015625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000020328790734109318317840286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000010164395367054596589201428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000050821976835277982946090714155517578125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000025410988417638994947045363879453125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000012705494208819497473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000635274710440974868760859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000031763735522004744343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000158818677610023721719021428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000079409338805011858950714155517578125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000039704669402505929473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000001985233470125298973521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000009926167350626494868760859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000496308367531274744343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000024815418376563723721719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000012407709187781686173521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000062038545938908434343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000031019272969452171719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000155096364847260859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000077548182423630429473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000003877409121181521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000001938704560590760859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000009693522802953804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000000048467614014769021428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000242338070073845060859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000001211690350369225304286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000000006058451751846264343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000030292258759231321719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000015146129379615630859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000007573064689807815429473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000000000378653234490390760859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000001893266172450453804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000000009466330862252264343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000000000047331654311261719397265625 SQ. FT.)
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- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000000000924446373261719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000000000462223186630859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000000000231111593304286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000000000115555796652264343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000000000000577778983261719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000000000000288889491630859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000000000000144444745815429473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000000000000072222372907815429473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000000000000000000000000000000000036111186453804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000000000000000180555932261719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00000000000000000000000000000000000902779661261719397265625 SQ. FT.)
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- BF) ILLUMINATED CHANNEL LETTERS (0.0000000000000000000000000000000000000001377532441752264343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.006887662208761719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0034438311043804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00172191555219397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000860957776096986328125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0004304788880484343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0002152394440241719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00010761972201096986328125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.005380986100484343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.002690493050241719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0013452465251096986328125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00067262326255484343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.00033631163127741719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.000168155815638804286458203125 SQ. FT.)
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- BF) ILLUMINATED CHANNEL LETTERS (0.002101947695484343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.001050973847741719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0005254869238804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0002627434619407815429473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0001313717309703804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.006568586548504286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.003284293274252264343804286458203125 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0016421466371261719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0008210733185630859428131103515625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0004105366592815429473521719397265625 SQ. FT.)
- BF) ILLUMINATED CHANNEL LETTERS (0.0002052683296407815429473521719397265625 SQ. FT.)





135 RADIO ROAD  
CORONA, CA 92709  
P. O. BOX 1958  
CORONA, CA 92708-1958  
DIRECT (951) 280-3832  
FAX (951) 280-3832



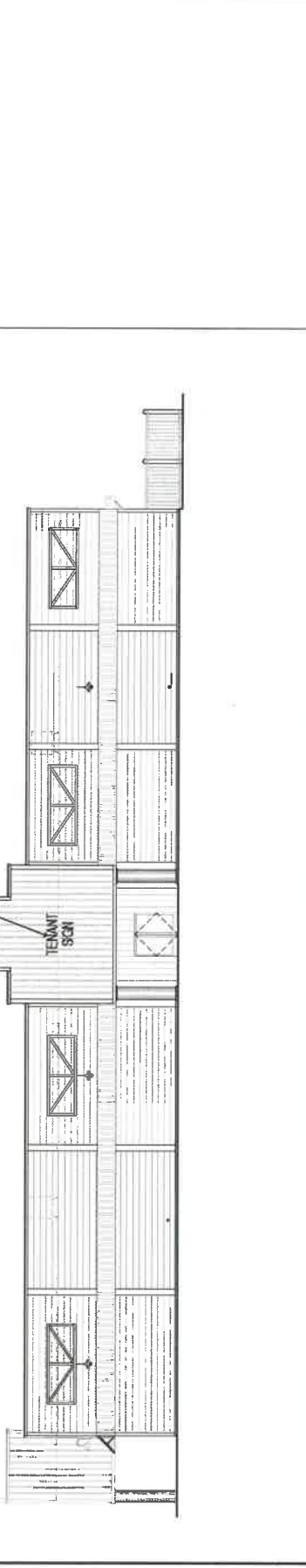
**FUTURE RETAIL #2**  
SIGNAGE  
CALALCO SQUARE LP  
NEC CALALCO ROAD + WOOD ROAD  
COUNTY OF RIVERSIDE, CA

DATE	JOB NO
09-21-18	000.000
SCALE	DRAWN BY
AS SHOWN	AS SHOWN

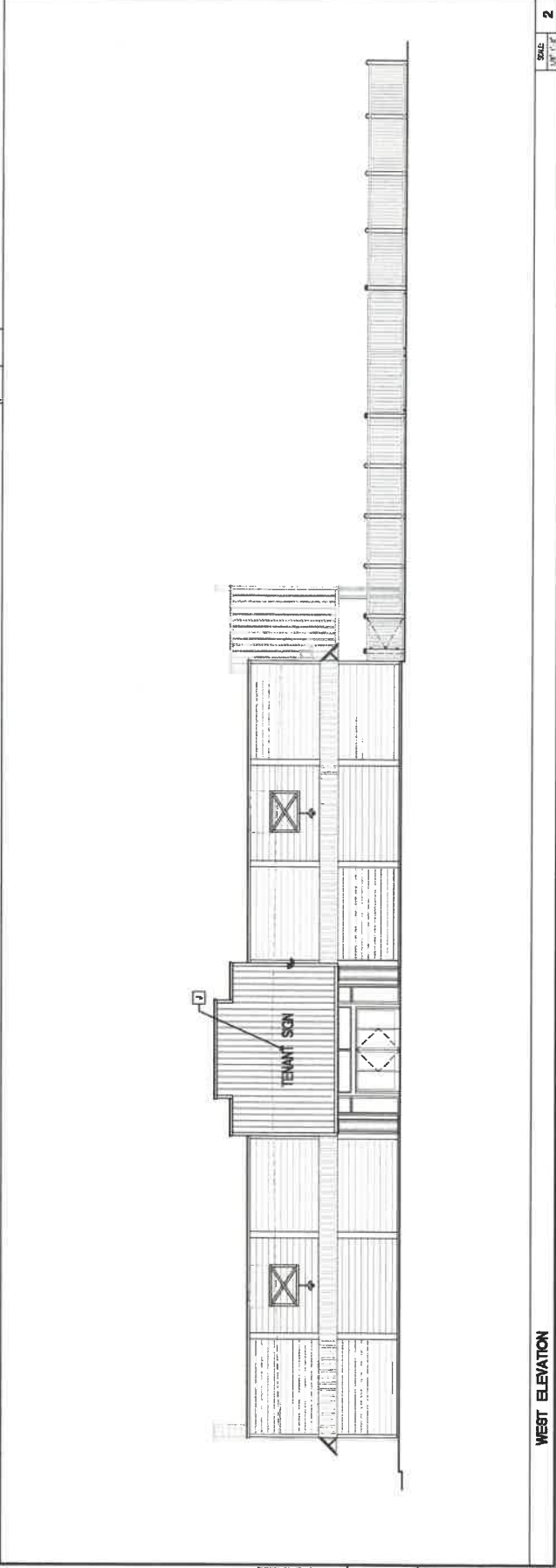
**NSI SIGN**  
DRAWING NO.  
**ASN2-6**

**ASN2-6**

- SIGNAGE KEYNOTES**
- A1 ILLUMINATED ARCHED CHANNEL LETTERS (16 SQ. FT.)
  - A2 ILLUMINATED CHANNEL LETTERS (16 SQ. FT.)
  - B ANPM CHANNEL LETTERS (24.54 SQ. FT. COPY AREA)
  - C ONE WORD WALL SIGN (24.54 SQ. FT. COPY AREA)
  - D ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - E ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - F ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - G ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - H ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - I ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - J ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - K ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - L ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - M ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - N ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - O ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - P ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - Q ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - R ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - S ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - T ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - U ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - V ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - W ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - X ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - Y ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)
  - Z ONE WORD LETTER WALL SIGN (4.5 SQ. FT. MAX)



**SOUTH ELEVATION**



**WEST ELEVATION**

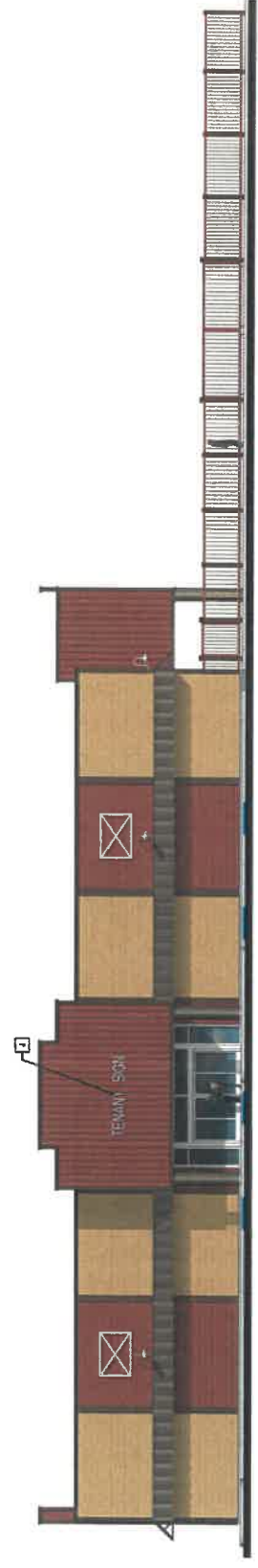
REVISION	NO.	DATE	DESCRIPTION

FUTURES RETAIL #2  
 SIGNAGE  
 CALICO SQUARE LP  
 NEC CALICO ROAD + WOOD ROAD  
 COUNTY OF INVERSIDE, CA

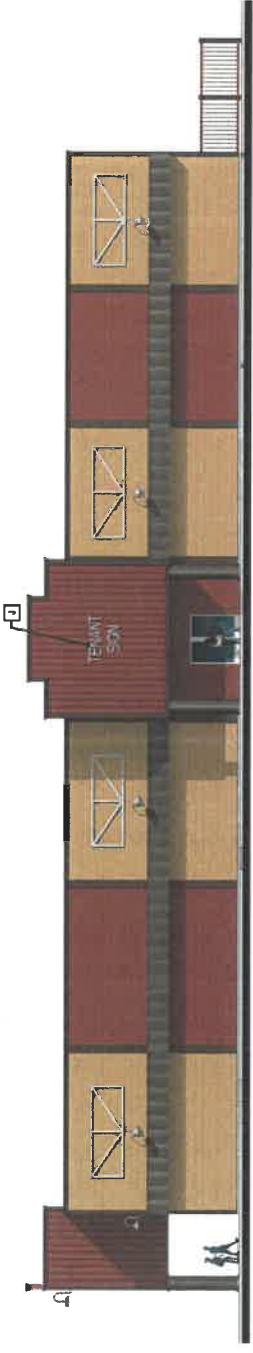
125 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1938  
 CORONA, CA 92879-1938  
 DIRECT (951) 280-3833  
 FAX (951) 280-3832



SHEET 2



EAST ELEVATION



NORTH ELEVATION

- SIGNAGE KEYNOTES**
- 1 ILLUMINATED AND CHANNEL LETTERS (18 SQ. FT.)
  - 2 ILLUMINATED CHANNEL SIGNAGE (7 SQ. FT.)
  - 3 ANGLE CHANNEL LETTERS (24 SQ. FT. COPY AREA)
  - 4 ONE WASH WALL SIGN (24 SQ. FT. COPY AREA)
  - 5 ONE WASH CHANNEL WALL SIGN (42 SQ. FT. SIGN)
  - 6 ONE WASH LET WALL SIGN (42 SQ. FT. SIGN)
  - 7 ONE WASH CHANNEL WALL SIGN (42 SQ. FT. SIGN)
  - 8 ONE WASH CHANNEL WALL SIGN (42 SQ. FT. SIGN)
  - 9 ONE WASH CHANNEL WALL SIGN (42 SQ. FT. SIGN)
  - 10 TENANT MOUNTAIN SIGN (WALL) 30 SQ. FT. PRICE MOUNTAIN NOT EXCEEDS 30 SQ. FT.)
  - 11 ANY USED
  - 12 TENANT WALL SIGN (1 SF. PRICE 1 SF. WALL= 150 SQ. FT. SIGN)
  - 13 SIGNAGE MOUNTAIN SIGN (42 SQ. FT. SIGN)
  - 14 ONE WASH CHANNEL SIGN (42 SQ. FT.)
  - 15 FROM SIGN SET SHEET SIGN-1

SCALE: 1/8" = 1'-0"

**8 MPD CANOPY ELEVATIONS**  
 CALVALCO SQUARE LP  
 NEG CALVALCO ROAD + WOOD ROAD  
 COUNTY OF MARISSIMA, CA

DATE: 07-27-18  
 JOB NO: 000.000  
 DRAWN BY: AS STORN  
 CHECKED BY: AS STORN

DRAWING NO: **ASN2-7**

139 RADIO ROAD  
 CORONA, CA 92879  
 P.O. BOX 1958  
 CORONA, CA 92876-1958  
 DIRECT (951) 280-3833  
 FAX (951) 280-3832

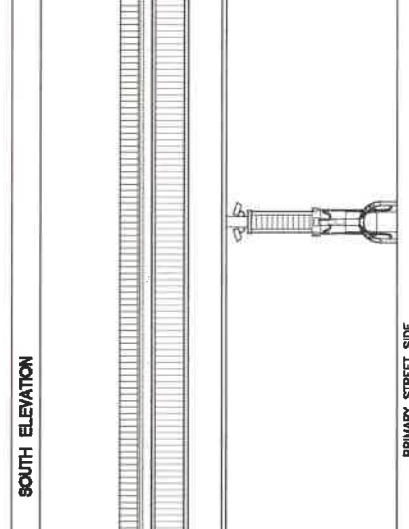
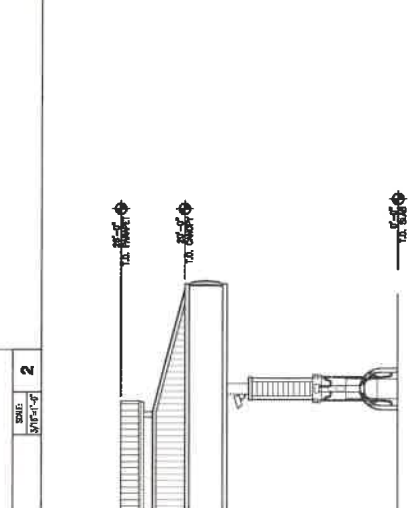


REVISION  
 3  
 SCALE: 3/16"=1'-0"

4  
 SCALE: 3/16"=1'-0"

**SIGNAGE KEYNOTES**

- A1 ILLUMINATED ARCO LOGO LETTERS (10 SQ. FT.)
- A2 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A3 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A4 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A5 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A6 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A7 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A8 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A9 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A10 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A11 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A12 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A13 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A14 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A15 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A16 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A17 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A18 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A19 ILLUMINATED ARCO LOGO (7 SQ. FT.)
- A20 ILLUMINATED ARCO LOGO (7 SQ. FT.)



**NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"  
 1

**SOUTH ELEVATION**  
 SCALE: 3/16"=1'-0"  
 2

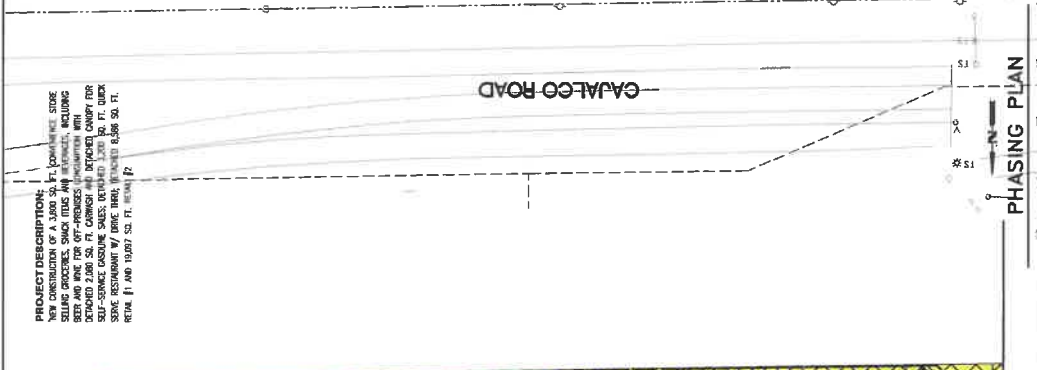
**EAST ELEVATION**  
 SCALE: 3/16"=1'-0"  
 3

**WEST ELEVATION**  
 SCALE: 3/16"=1'-0"  
 4





DATE	10-02-18
SCALE	AS SHOWN
DRAWN BY	JMH



**PROJECT DESCRIPTION:**  
NEW CONSTRUCTION OF A 3,000 SQ. FT. CONVENIENCE STORE SELLING GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BREAD AND FINE TOP OF BREADS. THE PROJECT WILL ALSO INCLUDE A SELF-SERVICE GASOLINE SALES DETAIL (3,000 SQ. FT. QUICK SERVICE RESTAURANT W/ DRIVE THRU, FINISHED 6,000 SQ. FT. RETAIL #2 AND 19,007 SQ. FT. RETAIL #2).

**KEYNOTES:**

- PARCELS 1, 2, 3, 4 - 3,000 SQ. FT. CONVENIENCE STORE SELLING GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BREAD AND FINE TOP OF BREADS. THE PROJECT WILL ALSO INCLUDE A SELF-SERVICE GASOLINE SALES DETAIL (3,000 SQ. FT. QUICK SERVICE RESTAURANT W/ DRIVE THRU, FINISHED 6,000 SQ. FT. RETAIL #2 AND 19,007 SQ. FT. RETAIL #2).
- PARCELS 1, 2, 3, 4 - 3,000 SQ. FT. CONVENIENCE STORE SELLING GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BREAD AND FINE TOP OF BREADS. THE PROJECT WILL ALSO INCLUDE A SELF-SERVICE GASOLINE SALES DETAIL (3,000 SQ. FT. QUICK SERVICE RESTAURANT W/ DRIVE THRU, FINISHED 6,000 SQ. FT. RETAIL #2 AND 19,007 SQ. FT. RETAIL #2).
- PARCELS 1, 2, 3, 4 - 3,000 SQ. FT. CONVENIENCE STORE SELLING GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BREAD AND FINE TOP OF BREADS. THE PROJECT WILL ALSO INCLUDE A SELF-SERVICE GASOLINE SALES DETAIL (3,000 SQ. FT. QUICK SERVICE RESTAURANT W/ DRIVE THRU, FINISHED 6,000 SQ. FT. RETAIL #2 AND 19,007 SQ. FT. RETAIL #2).



WOOD ROAD

CASE: CUP03775  
EXHIBIT P: Project Phase Plan  
PLANNER: T. Wheeler  
DATE: March 18, 2020



DATE: 03-18-2020 10:51:15 AM



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## FIRST ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 255 (Specific Plan No. 229, Amendment No. 1)

Project/Case Number: TPM37537 / CUP03775 / EA43037

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 Initial Study, Advisory Notification Document, and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: January 23, 2020

Applicant/Project Sponsor: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Tim Wheeler Date: March 18, 2020

The First Addendum to Environmental Impact Report No. 255 (Specific Plan No. 229, Amendment No. 1) 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#: ZEA43037 ZCFG06410

**FOR COUNTY CLERK'S USE ONLY**



**Project Information**  
**Cajalco and Wood Commercial Project**  
**County of Riverside**

**Prepared for:**  
County of Riverside  
Community Development Department

**Prepared By:**  
Environmental & Regulatory Specialists, Inc.  
223 62<sup>nd</sup> Street  
Newport Beach California 92663

January 2020

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Copies of the following documents and the Project Application are on file with the County of Riverside Community development Department

- A. Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., August 2018.
- B. Step I Habitat Assessment, Step II Part A Focused Burrow Survey for Burrowing Owls and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation, July 14, 2017
- C. Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- D. Phase I Environmental Site Assessment prepared by ADR Environmental Group, 2017 (ADR 2017)
- E. Drainage Report, Cajalco and Wood Commercial Project prepared by K&A Engineering, Inc., February 2018
- F. Project Specific Water Quality Management Plan, Cajalco and Wood Commercial Project, prepared by K& A Engineering, Inc., February 2018
- G. Cajalco + Wood Project Noise Impact Analysis prepared by Ganddini Group, Inc., September 17.
- H. Cajalco + Wood Project Traffic Impact Analysis (revised) prepared by Kunzman Associates, Inc., July 17, 2019 (2019 TIA).
- I. Western Municipal Water District “Will Serve” letter dated March 8, 2018

## LIST OF FIGURES

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## Project Information

**Environmental Assessment (E.A.) Number:** EA43037

**Project Case Type (s) and Number(s):** TPM37537 and CUP3775

**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:** Cajalco Square, LP  
**Applicant Address:** 139 Radio Road, Corona, CA 92879

**Project Title:** Cajalco and Wood Commercial Project

**Project Location:** Northeast corner of the Wood Road and Cajalco Road  
 Unincorporated Riverside County, CA  
 Regional and Vicinity maps are shown on Figures 1 and 2.

The Project is also located within the Southern portion of Planning Area 1 within the Boulder Springs Specific Plan (SP229). The Boulder Springs Specific Plan Land Use Exhibit is shown on Figure 3

**Assessor's Parcel No(s):** 321-130-053, 054, 055 & 060

**General Plan Land Use Designation(s):** Commercial Retail (0.20 - 0.35 FAR)

**Zoning Designation:** Specific Plan 229, Amendment No.1 (SP229A1) – Boulder Springs Planning Area I, Commercial (defers to the C-P-S-Z Zone of Article IXb, Section 9.50 of County Ordinance No. 348 unless otherwise stated in the Specific Plan).

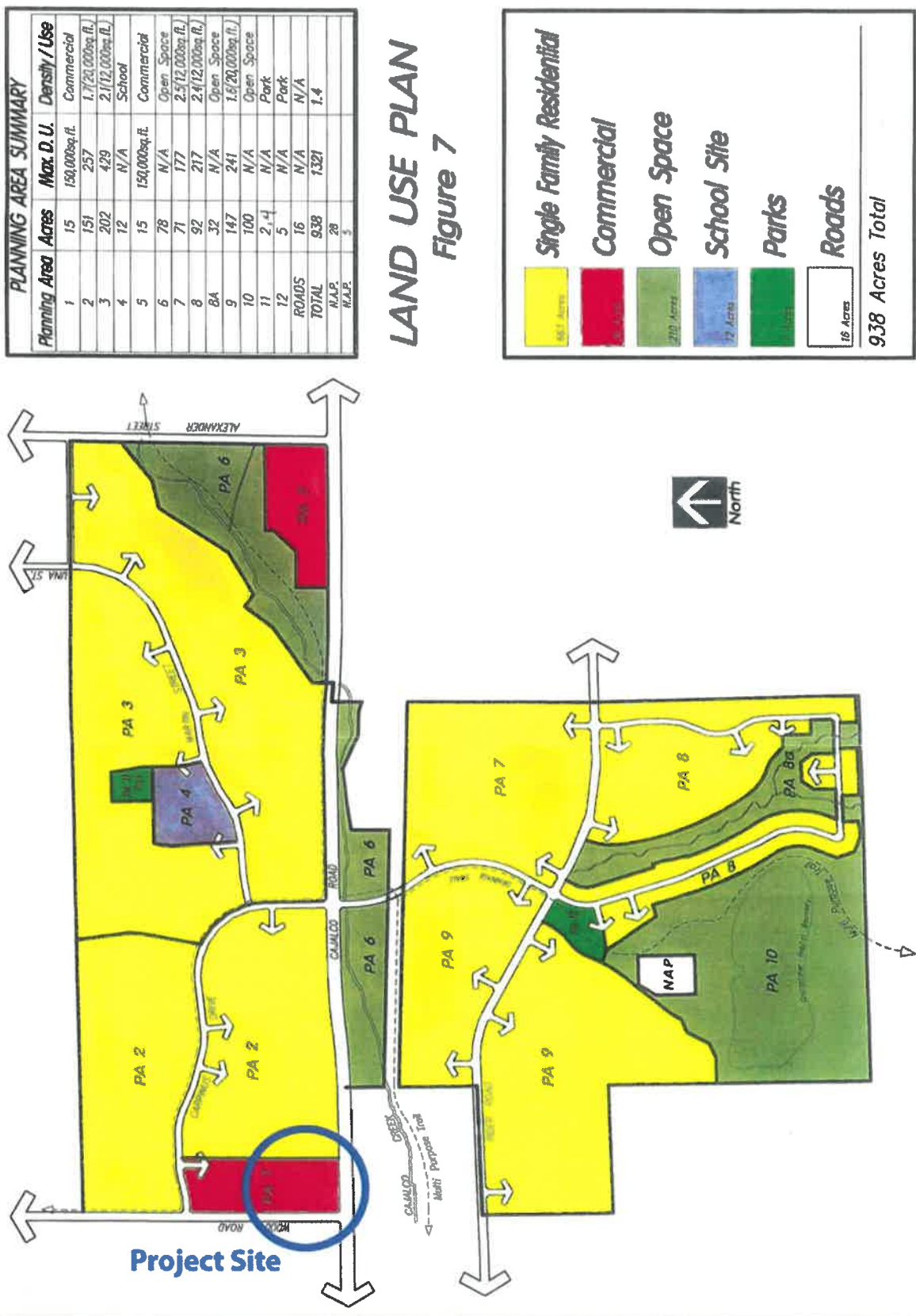
**General Plan Area Plan(s):** Lake Mathews/Woodcrest Area Plan

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

**Policy Areas:** Cajalco-Wood Policy Area  
 March Joint Air Reserve Base Influence Area,  
 Mt. Palomar Night Time Lighting Policy Area - Zone B



Figure 3 - Boulder Springs Specific Plan - Land Use Plan



**Entitlement Request:**

Tentative Parcel Map: Tentative Parcel Map No. 37537 proposes to subdivide the existing 7.18 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.40 acres gross; Parcel 3 will be 1.42 acres gross; and Parcel 4 will be 1.38 acres gross. TPM37537 proposes changes to Parcel Map No. 36124 to adjust the internal boundaries of the parcels to accommodate the land uses proposed by a Conditional Use Permit (CUP 3775). Proposed Tentative Parcel Map 37537 is provided on Figure 4.

Conditional Use Permit: Conditional Use Permit No. 3775 will encompass all four (4) Parcels for a shopping center (“the Project”) which will include the following:

- Parcel 1 will consist of a 3,200 sq. ft. Drive-Thru restaurant.
- Parcel 2 will consist of a 19,097 sq. ft. retail store with a fenced in outdoor area.
- Parcel 3 will consist of a self-service gas station and 4,395 sq. ft. canopy with a convenience store and carwash. The 3,800 sq. ft. convenience store will include the sale of beer and wine for off-site consumption. The 2,080 sq. ft. carwash is separate from the convenience store with a canopy for vacuuming vehicles.
- Parcel 4 will consist of an 8,586 sq. ft. single-three (3) suite retail shell building. The shopping center complex will provide overall 249 parking spaces; including 7 ADA spaces and 6 electric vehicle spaces.
- The shopping center also provides two (2) bio-retention/infiltration basins. Additionally, the Conditional Use Permit will include signage consisting of one (1) pylon sign, two (2) monument signs, and two (2) gas price monument signs.

A Master Site Plan is shown on Figure 5. An Illustrative Site Plan is shown on Figure 6.

### Figure 4 - Tentative Parcel Pap 37537

LOTS 1, 2, 3 AND 8 OF PARCEL MAP NO. 36124 AS SHOWN ON A MAP THEREOF FILED IN BOOK 233, PAGES 30 THROUGH 35, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, S.B.M.

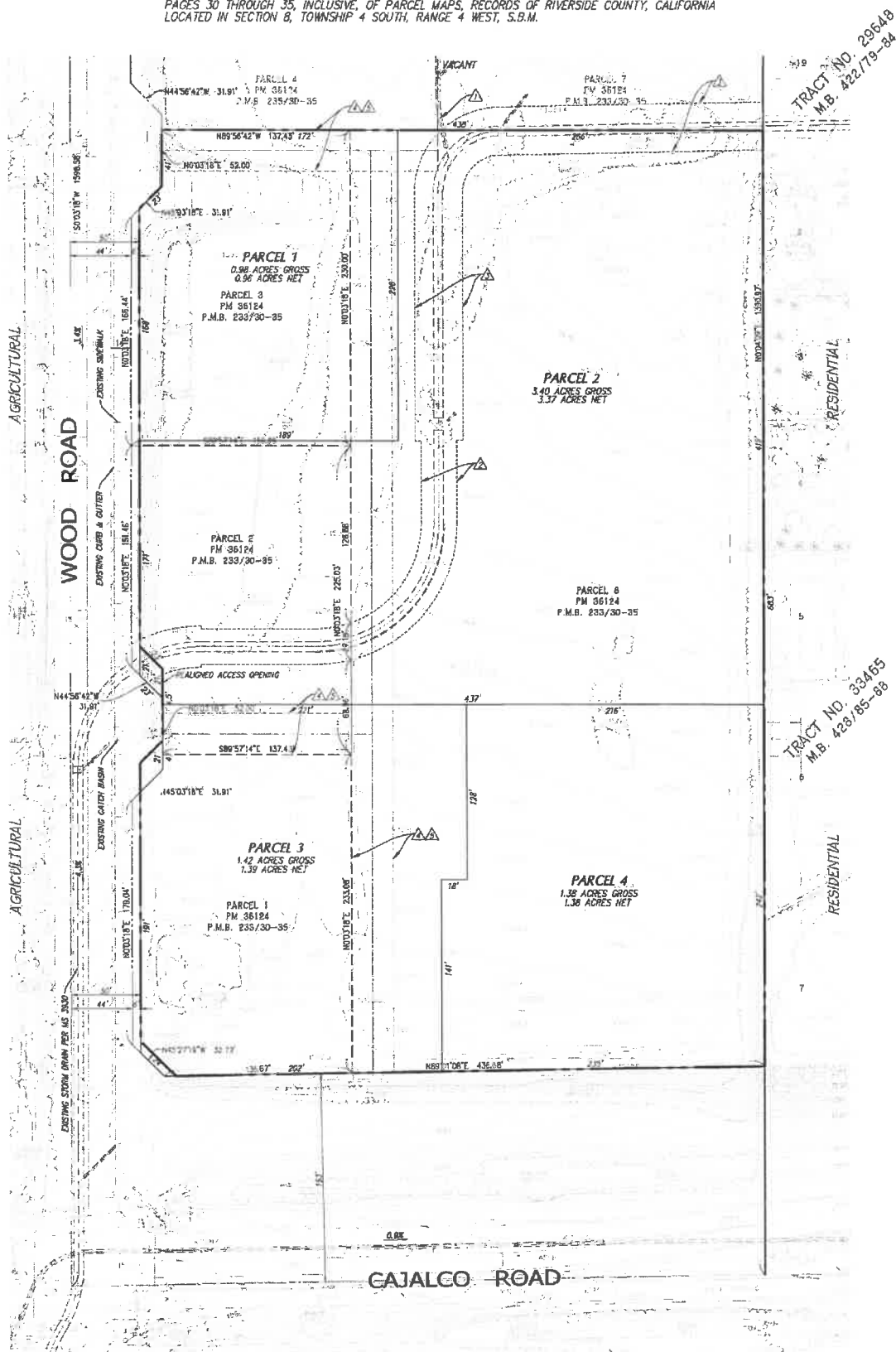




Figure 5 – Master Site Plan

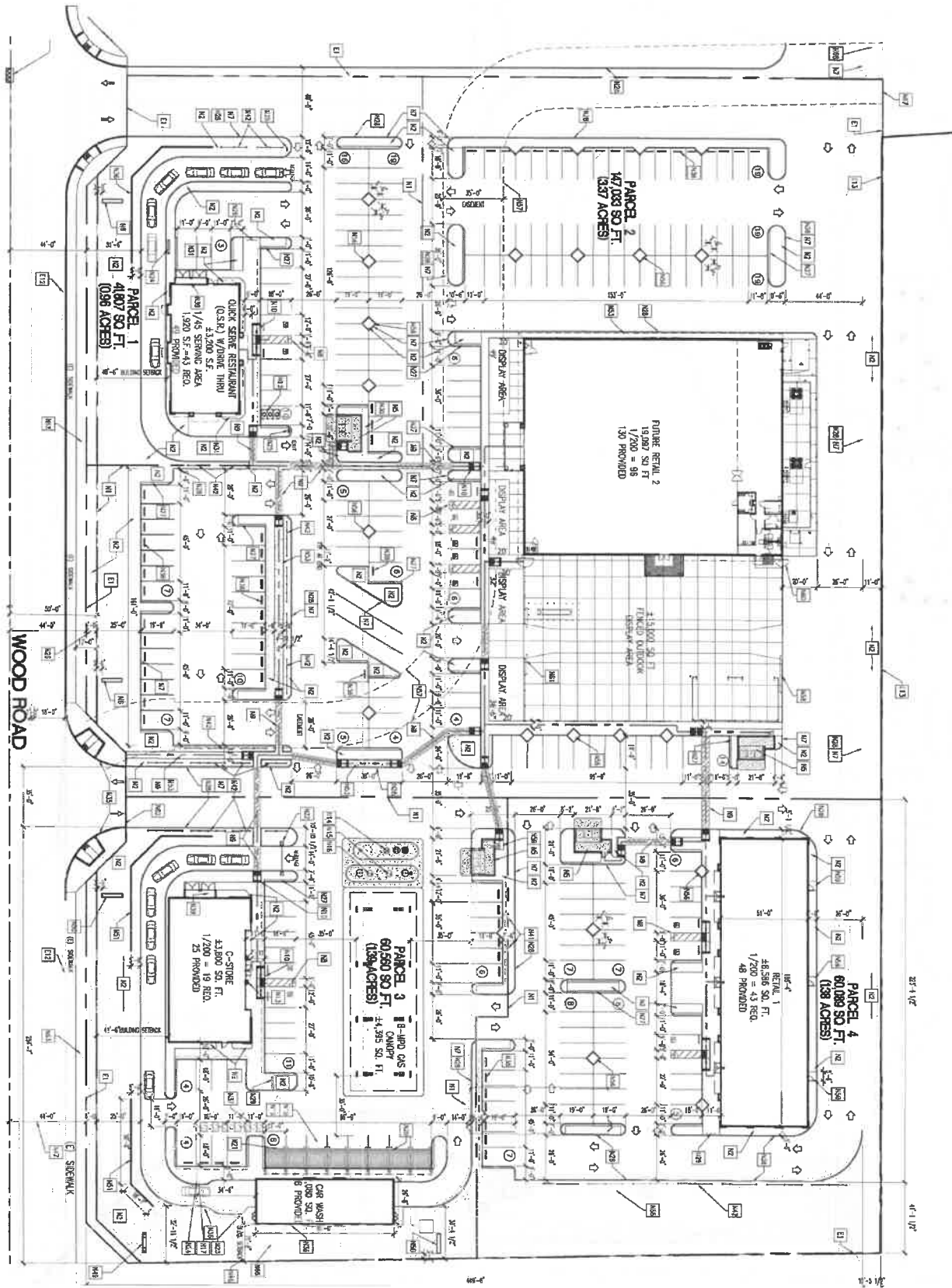
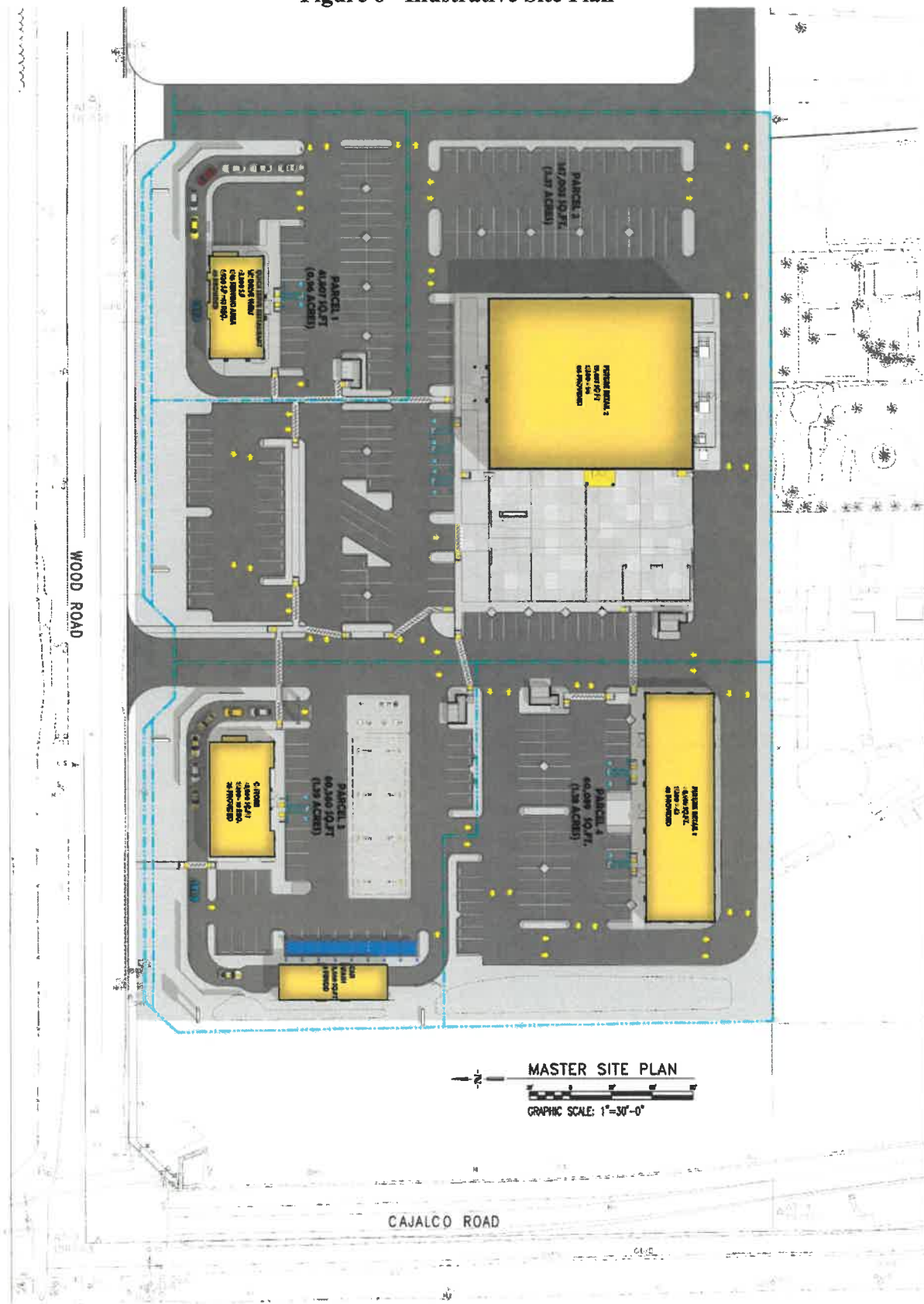


Figure 6 - Illustrative Site Plan



## **PROJECT DESCRIPTION**

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### **PROPOSED DEVELOPMENT**

New construction of:

- 1) A detached 3,800 sq. ft. Convenience Store selling groceries, snack items and beverages, including beer and wine for off-premises consumption with a detached 2,080 sq. ft. Carwash and a detached 4,395 sq. ft. Canopy for self-service gasoline sales.
- 2) A detached 3,200 sq. ft. Quick Serve restaurant w/ drive thru.
- 3) A detached 19,097 sq. ft. Retail Store.
- 4) A detached 8,586 sq. ft. Retail Store.

Total building area is 41,158 sq. ft. Maximum building height is 30'. Proposed Building Elevations are shown on Figures 6 thru 8.

- Parking: Total required: 201 stalls. Total provided: 249 stalls.  
The shopping center complex will provide overall 249 parking spaces; including 7 ADA spaces and 6 electric vehicle spaces.

Project Phasing: Project construction is anticipated to be in four phases beginning in 2020 and completed by 2021. The Project is anticipated to be operational in 2021. Construction will be restricted from 7 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.

#### Hours of Operation:

- Convenience Store: 24 hours/day, 7 days/week  
Liquor sales: 6 am - 2 am  
Fueling Station: 24 hours/day, 7 days/week  
Carwash: 7 am - 10 pm, 7 days/week
- Quick Serve Restaurant with Drive Thru: 24 hours/day, 7 days/week
- Retail #1: 6 am - 10 pm
- Retail #2: 7 am - 10 pm

#### Project Grading

The Site has been previously mass graded to a relatively flat pad. Site grading will require approximately 8,500 cubic yards of cut and 8,500 cubic yards of fill. During final engineering the grades will be adjusted to compensate for other factors: clearing and grubbing, footings, tanks, pipes, etc. All grading will be balanced on-site. No import or export of earth material is proposed.

### Figure 7 - Building Elevations #1

#### Convenience Store



East Elevation



North Elevation



West Elevation



South Elevation

#### Car Wash



South Elevation



West Elevation



North Elevation

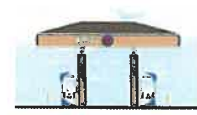


East Elevation

#### Gasoline Dispenser Canopy



East Elevation



South Elevation



West Elevation



North Elevation

**Figure 8 - Building Elevations #2**

**Quick Serve Restaurant**



**East Elevation**



**South Elevation**



**West Elevation**



**North Elevation**

**Retail (Three Units)**



**West Elevation**



**East Elevation**



**South Elevation**



**North Elevation**

### Figure 9 - Building Elevations #3

#### Large Retail (One Unit)



West Elevation



East Elevation



South Elevation



North Elevation

#### Signage



Main Entrance



Car Wash Entrance



Gas Station Sign



Tenant Monument Sign

## **Project Design Elements**

### Air Quality

The Project design has and will continue to incorporate energy saving design features throughout to reduce the projects Air Quality and Greenhouse Gas Emissions. Features include use of drought tolerant vegetation, energy efficient lighting and appliances. The Project will install low flow kitchen and bathroom faucets, toilets and fixtures and demand (tankless or instantaneous) water heater systems. As a result, the Project will comply with the minimum building energy efficiency of 15% and indoor water use reductions per CalGreen Code requirements.

- The construction area will be kept sufficiently dampened to control dust caused by grading and hauling in compliance with SCAQMD Rule 403. At all times, measures will be taken to provide reasonable control of dust caused by wind. All clearing, earth moving or excavation activities will be discontinued during periods of high winds (greater than 15 mph) to prevent excessive dust.
- General contractors will maintain and operate construction equipment so as to minimize exhaust emissions.
- The Project will use only low- and non-VOC-containing paints, sealants, adhesives and solvents during construction.

### Drainage/Soil Erosion

The Project will comply with all standard County Building and Safety provisions and County Ordinances. Compliance with County standard provisions and Ordinances will minimize the potential drainage and soil erosion impacts on the environment.

Prior to approval of final engineering plans, the Project will be required to obtain approval of a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP identifies potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the construction site. The SWPPP describes practices to be used to reduce pollutants in storm water discharges from the construction site and helps assure compliance with the terms and conditions of the permit.

The Project design includes a drainage plan that will convey runoff into two (2) Bio-infiltration Detention basins located along the southern property line. These Bio-infiltration Detention basins minimize soil erosion, filter and retain/detain runoff and allow infiltration or discharge of filtered runoff into a storm drain.

### Energy Efficiency

The Project will be constructed in compliance with the applicable California Energy Commissions Building Energy Efficiency Standards for Residential and Non-Residential Buildings which includes compliance with Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402 and all county codes and ordinances.

The Project will meet or exceed Title 24 California Building Standards Code requirements. Title 24 California Building Standards Code is a broad set of requirements for “energy conservation, green design, construction and maintenance, fire and life safety, and accessibility” that apply to the

“structural, mechanical, electrical, and plumbing systems” in a building. Title 24 was published by the California Building Standards Commission and applies to all buildings in California, not just state-owned buildings.

Compliance will affect many aspects of Project design, many of which have not been determined at this time. Energy efficient feature will be identified throughout the planning and building permit process. Examples of how the Project has been designed in to meet or exceed applicable energy standards include:

- **Site Grading:** Mass grading for the Specific Plan was designed to balance site grading within the Specific Plan boundary to eliminate export of earth material. By balancing grading on-site, the Specific Plan minimizes heavy truck trips on local streets, reduces total vehicle miles traveled, reduces fuel consumption, noise, air quality and greenhouse gas emissions during the grading phase.
- **Architectural Design:** Examples: Fenestration shall comply with Title 24 requirements including; dual pane tempered windows and doors with high performance glazing. Locating windows and use of flooring to capture solar heating, Cool roof (a light-colored roof designed to reflect and emits the sun’s heat back to the sky instead of transferring it to the building below.). Display windows and front door are covered with 5’ width overhang from metal canopy. Heating, cooling, and lighting loads will be reduced through climate responsive design and conservation practices.
- **Outdoor Lighting:** Emergency efficient outdoor light fixtures, incorporation of motion detectors where applicable, use of smart controllers, sensors, timer, etc.
- **Indoor lighting:** LED lighting throughout with lighting control system (exceeds title 24 requirements). The Project is designed to optimize energy use. Detailed building plans apply a comprehensive, integrated approach to reduce heat and lighting demand through passive strategies such climate-responsive design, daylighting, sensor, timer, energy efficient lighting and conservation practices. Optimize system control strategies by using occupancy sensors, (electric lighting controls).
- **Construction Materials:** Wall, ceiling, and attic insulation per Title 24 requirements, double pane windows.
- **Appliances:** Energy certified appliances, Tank-less water heaters, roof mounted solar assisted hot water (exceeds title 24 requirements). Use of sealed combustion or ducted system to introduce combustion air strategically into the building enclosure for mechanical equipment.
- All faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards. Water-efficient irrigation systems will be used on-site per County requirements.
- Recycling programs shall be used to reduce waste to landfills by a minimum of 75 percent (per AB 341).



## Grading

The Project will comply with all standard County Building and Safety provisions and County Ordinances. Compliance with County standard provisions and Ordinances will minimize the impacts on the environment from site grading.

- The Project has been designed to balance all grading on-site.
- Excavation and finish grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes will be constructed to channel runoff around the site. Channels will be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiled, excavated and exposed soil will be covered with secured tarps, plastic sheeting, erosion control fabrics or treated with a biodegradable soil stabilizer.
- Appropriate erosion control and drainage devices will be provided to the satisfaction of the County and Regional Water Quality Control Board.

## Landscape Plan

- The Landscape design is a combination of beauty, function and environmental sustainability. The plant palette incorporates Mediterranean species, suitable for dry, hot summers and mild winters. The plant palette and irrigation system comply with the County of Riverside Landscape Water Use Calculations. This calculation is achieved with the selection of drought tolerant plant material. All shrubs and more than half the trees are in the low water consumption category per the Water Use Classification of Landscape Species 4<sup>th</sup> edition (WUCOLS IV) water use plant classification.
- An evergreen hedge of trees is located along the project site's eastern boundary to screen the existing block wall along the adjacent residential neighborhood, as well as provide dark green backdrop from Wood Road. The parking lot trees are selected to provide shade consistent with the County of Riverside Parking Lot Shading Ordinance. Accent shrubs and drought tolerant hedges complete the landscape design.
- Two Bio-retention Detention basins are located along the southern boundary of the project site. These basins are designed to capture low-flow surface run-off, while filtering sediment and allowing infiltration and evaporation rates to maintain the existing runoff and groundwater recharge rates during low-flow conditions. The grasses specified within these basins have extensive fibrous root systems suitable for absorbing nutrients and pollutants. These grasses also provide erosion control and facilitate a more controlled infiltration.
- All planting areas are to be irrigated utilizing low volume drip irrigation and deep watering systems for the trees. Irrigation lines are connected to automatic remote-control valves that are connected to a central automatic ET (Evapotranspiration Sensor) based irrigation controller. Advanced irrigation equipment such as master valve, flow sensors and an ET controller will insure maximum conservation of water.

### Lighting Plan

Outdoor lighting will be designed and installed with shielding such that the light source will be minimized from adjacent residential properties.

### Light and Glare

The Project includes glare resistant surfaces, awnings over windows, landscaping (trees to provide mass and providing shading) and shielded light fixtures. Building placement is designed to reduce day and nighttime light and glare affecting adjacent residential areas.

### Noise

- During excavation and grading, construction contractors will equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer standards.
- The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Site.
- Equipment shall be shut off and not left idling when not in use.
- The contractor will locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the Site during project construction.
- Jackhammers, pneumatic equipment and other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.

### Water Quality/Drainage

The Project design includes a drainage plan that will convey runoff into two (2) Bio-infiltration Detention basins located along the southern property line. These Bio-infiltration Detention basins will filter and retain/detain runoff and allow infiltration or discharge of filtered runoff into a storm drain.

### Fire Protection

The Project design minimizes the risks from on-site generated fires, as well as the risk from fires originating off-site which could threaten the Site and its occupants. The Project is being designed in compliance with Riverside County Fire Department technical policies and standards which summarize and clarify County and State Codes to facilitate fire safety and life safety solutions. Fire protection features include:

- Reporting: All fires, regardless of size shall be reported immediately via the 9-1-1 system to the Fire Department.
- Landscaping design: The landscape design shall provide defensible space around all structures. A safety zone will be maintained between structures and combustible vegetation. Fire-resistant

ground cover, shrubs and trees will be used throughout. Roof and gutters will be regularly cleaned and maintained.

- Trees and vegetation shall be trimmed to maintain five feet of vertical clearance between roof surfaces and portions of overhanging trees.
- Roof surfaces shall be maintained free of substantial accumulation of leaves, needles, twigs and any other combustible matter. Gutters will be regularly cleaned and maintained.
- An automatic irrigation system will be installed.
- Access: The Project has been designed to extend Fire Dept. access onto the site. Structures will be designed to enable firefighters to quickly locate various features such as fire department connection (FDC's), fire command center, fire alarm control equipment, fire pump room, hose valves, annunciators, key boxes etc. The Site Plan is designed to accommodate fire apparatus into and around the site.
- Exterior surfaces: Fire-resistant or non-combustible materials will be used on roofs and exterior surfaces. Vents, louver, and other openings will be covered with wire mesh to prevent embers and framing debris from entering.
- Structures: Structures will be constructed having one-hour fire rated exterior materials (i.e., 7/8" cement stucco). Proposed exterior walls will be constructed with combination of stucco and hardwood panel per manufacturer specifications.
- Structures will have sealed eaves and attic ventilation. Metal coping and metal roofing will be used.
- Emergency power: Emergency power, lighting and exit signage shall address survivability of system; electrical safety.

## EXISTING SITE CONDITIONS

The Site occupies the southern half of Planning Area 1 of the Boulder Springs Specific Plan #229. The Site is rectangular, devoid of structures and relatively flat having previously been mass graded in anticipation of commercial/retail development.

The Site is bordered on the north by undeveloped land (the northern half of Planning Area 1), which has been mass graded in anticipation of commercial/retail development. Further northward is Carpinus Drive and single-family residential homes. The Site is bordered on the west by single-family homes. The Site is bordered on the south by mass graded relative flat undeveloped land (reserved for potential widening of Cajalco Road). Continuing south is Cajalco Road and agricultural uses. The Site is bordered on the west by Wood Road and agricultural uses. An aerial photo is shown on Figure 9. A photo location map including both the northern and southern halves of the Planning Area is shown on Figure 10. Site photos appear on Figures 11-14.

Aesthetic Resources: The Site is totally disturbed and contains no scenic/aesthetic resources. The Site is not adjacent to any designated aesthetic/scenic resources.

Air Quality/Greenhouse Gas: Most of the Site is devoid of vegetation. The Site generates little to no air emissions.

Biological Resources: The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development consistent with the Boulder Springs Specific Plan. Therefore, vegetation onsite is generally limited to weedy species. Dominant vegetative species include Russian thistle, short-pod mustard, wall barley and stinknet. Other species present include common sunflower, pigweed, sow thistle, red brome and prickly lettuce.

In June 2017, an updated biological assessment was conducted to determine if 1) suitable Burrowing Owl habitat was present on-site and 2) if any burrows onsite were potentially utilized by the Burrowing Owl. Due to the presence of somewhat suitable habitat a Step II Part A, a Focused Burrowing Survey was conducted to determine if any potentially suitable burrows were present on-site. The Assessment concluded that potentially suitable burrows were absent on-site. No individual Burrowing Owls or evidence of utilization of the Site was detected on or near the Site during this Assessment.

Additionally, the Assessment evaluated the Site to determine if (MSHCP Section 6.1.2) riparian riverine and vernal pool areas were present onsite. The Assessment concluded that while incipient ponding areas and a detention basin were observed on-site, these were human-made and not created for the purpose of providing wetland habitat and that no riparian/riverine or vernal pool resources were present on-site.

Cultural/Historical Resources: The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. There are no cultural/historical resources on-site.

Drainage: The Site drains from north to south. During mass grading a temporary retention basin was installed at the southwest corner of the Site.

Geology and Soils: The Site is in a seismically active region. No active or potentially active fault is known to exist at this Site nor is the Site situated within an "Alquist-Priolo" Earthquake Fault Zone. The County of Riverside has designated the Site area as "not in a fault zone", "not in a fault line," having a "low" to "moderate" potential for liquefaction and as "susceptible" to subsidence.

Topography: Topography of the Site varies from approximately 1,610 feet above mean sea level atop the existing slope at the northwest corner of the Site adjacent to Wood Road to approximately 1,585 feet at the southwest corner. The change in elevation is roughly 25 feet. The graded pad area varies from approximately 1,600 feet on the northern boundary to 1,590' on the southern boundary. The change in elevation of the graded pad area is roughly 10 feet.

Liquefaction: The County of Riverside has designated the Site as having a "low" to "moderate" liquefaction potential. Liquefaction is not considered to be a hazard at the Site due to the depth of engineered fill below the Site and underlying dense material.

Hazards/Hazardous Materials: No Recognized Environmental Conditions have been identified on the Site. The Site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area. Zone E does not restrict non-residential intensity. The Site is not located within a Fire Hazard Severity Zone. The Lake Mathews/Woodcrest Area Plan Figure 10 (Flood Hazards) shows that the Site is not located within a dam inundation area.

Mineral Resources: The County General Plan Multipurpose Open Space Element designates the Site within the MRZ-3 Zone (Significance of mineral deposits undetermined). The Site lies within the boundary of the Lake Mathews/Woodcrest Area Plan. There are no "Mineral Resource Areas identified within the Lake Mathews/Woodcrest Area Plan.

Noise: Ambient noise level on-site are approximately 41.3 dBA Leq. The dominant noise source is noise from offsite vehicular traffic volumes.

Paleontological Resources: No paleontological resources have been identified on-site.

Population and Housing: The Site is vacant uninhabited land.

Public Services: The Site requires no public services. However, public services are available if needed.

Recreation/Recreational Trails: The Site is vacant private land. There are no trails on-site.

Transportation/Traffic: The Site is vacant private land with no public roads. The Site generates no traffic.

Tribal/Cultural Resources: The Site is vacant private land. No tribal/cultural resources have been identified on-site.

Utility and Service Systems: The Site uses no utility or service systems. Utility and service system connections exist adjacent to the Site. The Site generates no solid waste, uses no electricity, water, natural gas, telephone services, etc. An underground storm drain main has been constructed on-site.

**Figure 10 - Aerial Site Photo**



Figure 11 - Site Photo Location Map



**Figure 12 - Site Photos 1 & 2**





**Figure 13 - Site Photos 3 & 4**



**Figure 14 - Site Photos 5 & 6**



**Figure 15 - Site Photos 7 & 8**



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

**Environmental Assessment (E.A.) Number:** EA43037  
**Project Case Type (s) and Number(s):** TPM37537 and CUP3775  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 915-955-6060  
**Applicant's Name:** Cajalco Square, LP  
**Applicant's Address:** 139 Radio Road, Corona, CA 92879

**I. PROJECT INFORMATION**

**A. Project Description:**

The proposed Project (CUP3775/PM37537) is a continuation of the development of Planning Area 1 within Specific Plan 229A1. The proposed Project requests the following land use entitlements:

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. TPM37537 proposes changes to Parcel Map No. 36124 to adjust the internal boundaries of the parcels to accommodate the land uses proposed by a Conditional Use Permit (CUP3775).

Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

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

**C. Project Area:**

<b>Residential Acres:</b>	<b>Lots:</b> 0	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b> 7.18 net	<b>Lots:</b> 4	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>		

**D. Assessor's Parcel No(s):** 321-130-053, 054, 055 & 060

**Street References:** Northeast corner of Cajalco Road & Wood Road.

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Northwestern portion of Section 8 of Township 4 South, Range 4 West.

**F. Brief description of the existing environmental setting of the Project Site and its surroundings:** The Project site occupies the southern portion of Planning Area 1 (PA1) of the Boulder Springs Specific Plan No. 229, Amendment No. 1 (SP229A1). The Site is rectangular, devoid of structures and relatively flat having previously been mass graded in anticipation of commercial/retail development.

The Project site is bordered on the north by undeveloped land (the northern half of PA1), which has been mass graded in anticipation of commercial/retail development. Further north is Carpinus Drive and single-family residential homes. The Project site is bordered on the west by single family homes. The Project site is bordered on the south by mass graded relative flat undeveloped land (reserved for potential widening of Cajalco Road). Continuing south is Cajalco Road and agricultural uses. The Site is bordered on the west by Wood Road and agricultural uses. See attached Environmental Setting for more information.

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

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

1. **Land Use:** The Project site has a General Plan land use designation of Commercial Retail (CR) in SP229A1, PA1. The proposed Project will meet all applicable land use policies of the General Plan and zoning regulations.
2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. SP229A1 depicts Cajalco Road as an Urban Arterial (138' ROW) and Wood Road as a Secondary (88' ROW). The Lake Mathews/Woodcrest Area Plan depicts Cajalco Road as an Expressway with a ROW that varies from 128' to 220' and Wood Road as a Secondary (100' ROW). The Riverside County Transportation Department Cajalco Rd Widening Project depicts Cajalco Rd with a ROW that varies from 94' to 142' (98' in the vicinity of Wood Road). Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project would develop a commercial/retail center on a site designated for commercial use. No multi-purpose or natural open space land was required to be preserved within the boundaries of this Project Site. The proposed Project meets all other applicable Multipurpose Open Space Element policies
4. **Safety:** The proposed Project is within an area with low to moderate susceptibility to liquefaction and has soil subsidence potential. The proposed Project is not located within a high fire hazard, fault hazard, or flood hazard area/zone. The Site does not have steep slopes or subject to landslides or rockfalls. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The Noise Element requires projects to minimize noise spillover onto adjoining residential or other noise-sensitive areas or uses.
6. **Housing:** The proposed Project does not include housing and no impacts to housing are applicable to the Housing Element policies.
7. **Air Quality:** The Project site is within the South Coast Air Basin, which is within the jurisdiction of the South Coast Air Quality Management District. 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.

**Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest Area Plan

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

**D. Land Use Designation(s):** Community Development: Commercial Retail (CD: CR)

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

**F. Policy Area(s), if any:** Cajalco-Wood Policy Area, March Joint Air Reserve Base Airport Influence Area, Mt. Palomar Night Time Lighting Policy Area - Zone B.

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews/Woodcrest Area Plan

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

3. **Land Use Designation(s):** Areas to the north are designated for Community Development: Commercial Retail (CD: CR) in SP229A1. To the east the designation is Rural Community: Low Density Residential (RC: LDR) in SP229A1. Area to the west is designated for Community Development: Very Low Density Residential (CD: VLDR). Finally area to the south is designated for Community Development: Commercial Retail and Public Facilities (CD: CR & CD: PF)

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

5. **Policy Area(s), if any:** Cajalco-Wood Policy Area, March Joint Air Reserve Base Airport Influence Area, Mt. Palomar Night Time Lighting Policy Area - Zone B

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Boulder Springs - Specific Plan No. 229, Amendment No. 1 (Formerly the HB Ranches - Specific Plan No. 229).

2. **Specific Plan Planning Area, and Policies, if any:** Southern portion of Planning Area 1 (PA1).

**I. Existing Zoning:** SP229A1 (Boulder Springs, PA1) is a commercial zone (defers to the Scenic Highway Commercial, C-P-S zone, of Article IXb, Section 9.50 of County Ordinance No. 348 unless otherwise stated in the Specific Plan).

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

**K. Adjacent and Surrounding Zoning:** Surrounding the Project site to the north and east is SP229A1. To the west is Rural Agricultural, ½ Acre Minimum (R-A ½). Finally to the south is R-A ½ and Open Space Combining Zone-Residential Developments (R-5).

### III. PROJECT BACKGROUND AND CEQA COMPLIANCE

The Subject Property lies within Planning Area 1 of Specific Plan #229A1 which is designated for commercial land use.

In 1988 a Draft Environmental Impact Report (EIR 255) was prepared for the H.B. Ranches Specific Plan. EIR 255 evaluated the environmental impacts anticipated from the ultimate build-out of the Specific Plan at a programmatic level. The specific mix of commercial uses allowed by the Specific Plan for Planning Area 1 was not known at that time. However, design criteria contained in the Specific Plan along with modeling of the anticipated environmental effects from build-out of the Specific Plan were evaluated by EIR 255. It is intended that as build-out of the Specific Plan proceeds each project will be re-evaluated by the County to determine the adequacy of EIR 255 for that project. EIR 255 was found to adequately comply with the California Environmental Quality Act (CEQA) and certified by the County on October 3, 1988. Final EIR 255 concluded the build-out of Specific Plan #229 would result in the following potentially significant unavoidable adverse impacts.

Specific Plan EIR 255  
Potentially Significant Unavoidable Adverse Impacts

- Topography
- Soils
- Biology
- Air Quality
- Archaeology
- Traffic
- Noise
- Schools

Mitigation measures were identified in Final EIR 225 and have been or are being implemented as the build-out of the Specific Plan progresses. Mitigation measures requiring detailed studies or payment of fees prior to site grading were completed for all of the potentially significant impacts within the categories listed above.

On October 4, 1988 the HB Ranches Specific Plan (SP229) was found consistent with the General Plan and approved by Resolution 88-476 following certification of the Final Environmental Impact Report.

In 2003, an amendment to the HB Ranches Specific Plan was proposed (SP229A1). At that time the Specific Plan was renamed the Boulder Springs Specific Plan. The proposed changes included the reconfiguration of Planning Area 1. Planning Area 1 in the original Specific Plan fronted on and took access from Cajalco Road. The proposed amendments to the Specific Plan reconfigured Planning Area 1 to front on and take access from Wood Road.

In compliance with CEQA an Initial Study was prepared for SP229A1. In accordance with CEQA Guidelines Section 15164 ("Addendum to an EIR or Negative Declaration") the Initial Study concluded that none of the circumstances identified in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR had occurred and proceeded with the preparation of an Addendum to FEIR 255. The Addendum to FEIR 255 was found to adequately comply with CEQA and was certified by the County on May 3, 2004.

In December 2018 the California Natural Resources Agency approved Updated CEQA Guidelines. Following the release of the State's updated CEQA Guidelines, the County of Riverside then updated its CEQA Guidelines. This Initial Study/Addendum has been prepared pursuant to the 2019 Riverside County CEQA Guidelines.

The proposed Project (CUP3775/PM37537) is proposing a project which is consistent with the commercial land uses designated by the Specific Plan for Planning Area 1. The proposed Project

includes a fueling station and carwash which are permitted by the Specific Plan subject to approval of a Conditional Use Permit. The proposed Project is not proposing a change to the Specific Plan.

Final EIR 255 did not evaluate specific commercial uses such as a fueling station with a carwash in its analysis. This level of detail was not known at that time. Therefore, this Initial Study analyzes the environmental effects of the proposed Project to determine its potential environmental effects and to determine what type of CEQA documentation is required for the proposed Project. The following guidance is provided by the CEQA Guidelines.

CEQA Guidelines § 15164. Addendum to an EIR or Negative Declaration

*(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

*(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

*(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*

*(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*

*(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

This Initial Study evaluates the proposed Project to determine if any of the conditions described in Section 1562 have occurred. CEQA Guidelines Section 15162 states:

CEQA Guidelines § 15162. Subsequent EIRs and Negative Declarations

*(a) When an EIR has been certified or a negative declaration adopted for a Project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

*(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 occur 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 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 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 measure or alternative; or*

*(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.*

*(b) If changes to a Project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*

*(c) Once a Project has been approved, the lead agency's role in Project approval is completed, unless further discretionary approval on that Project is required. Information appearing after an approval does not require reopening of that approval. If after the Project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the Project, if any. In this situation no other responsible agency shall grant an approval for the Project until the subsequent EIR has been certified or subsequent negative declaration adopted.*

*(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

This Initial Study concluded since the certification of EIR 255 and its CEQA Addendum for SPA 29A1:

1. There have been no substantial changes in the Project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. There have been no substantial changes with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no 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 of the following:
  - (A) The Project will have one or more significant effects not discussed in the previous EIR;*
  - (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 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 measure or alternative; or*
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.*

Explanation of Finding #3 above: Changes in circumstances have occurred since the adoption of Final EIR 255 and its Addendum. These changes in circumstances include the requirement to evaluate:

- Greenhouse Gas (GHG) emissions as a separate category in a CEQA Initial Study;
- Energy as a separate category in a CEQA Initial Study;
- Wildfire as a separate category in CEQA Initial Study; and
- State Assembly Bill 52 “Native Americans” (AB 52) which was passed in 2014. AB 52 requires the County to consult with Native American tribes when preparing CEQA documents.

These and other changes in circumstances that have occurred since the certification of EIR 255 were evaluated in this Initial Study for conditions described in CEQA Guidelines Section 15162 (above) to determine the type of CEQA document to prepare for the proposed Project. This evaluation included the following:

#### Green House Gas

Prior Analysis - Air Quality emission were evaluated in Final EIR 255 for build-out of Specific Plan 229. The Air Quality analysis analyzed the constituent emissions that make up greenhouse gases. A specific analysis of greenhouse gas emissions from the proposed Project and their impact on the environment was not performed, as it was not required at that time, nor had a specific design for the Planning Area 1 been developed, and GHG emissions modeling software was not available to perform this task. Since that time, programs and regulations have been adopted to analyze greenhouse gas emissions. The Air Quality analysis in Final EIR 255 did not analyze a fueling station with a car wash within Planning Area 1 even though it is a permitted use subject to approval of a Conditional Use Permit.

Current Analysis - This Initial Study evaluated the proposed Projects impact on Greenhouse Gas emissions in Section 20 and concluded that the proposed Project would result in less than significant impacts.

#### Energy

Prior Analysis - Energy usage was evaluated in Final EIR 255 for build-out of Specific Plan 229. The Air quality analysis contained estimates of energy usage. Utility purveyors were contacted to determine if adequate supplies were available to serve the future needs of the Specific Plan upon buildout. Adequate supplies are available.

A specific analysis of energy usage for the proposed Project and its impact on the environment was not performed, as it was not required at that time, nor had a specific design for the Planning Area 1 been developed. It was assumed energy usage for the Specific Plan would be equal to the average energy use for similar land uses in the region. Since that time, programs and regulations have been adopted to require energy efficiency.

Current Analysis – Energy was re-evaluated in this Initial Study as a separate topic (Section 10). It was determined that the continued buildout of the Specific Plan and the proposed Project would not increase the use of energy beyond that previously evaluated in EIR 255A1. Compliance with new regulations will reduce energy usage. This Initial Study concluded the proposed Project would result in less than significant impact.

#### Wildfire

Prior Analysis – Fire risk was evaluated in Final EIR 255 for the phased build-out of Specific Plan 229. The Public Services analysis involved communications with emergency responders (County Fire & Sheriff Departments) and inter-departmental County review to determine adequate site design, infrastructure needed, Project compliance with design standards and to ensure emergency response times were within acceptable time limits during the phased buildout of the Specific Plan. Specific analysis of Wildfire as an individual topic in EIR 255 was not required. However, the threat of wildfire was an important consideration in the evaluation of fire safety which was part of the interdepartmental County and emergency responder’s evaluation. The Specific Plan received approval from County departments and emergency responders. EIR 255 concluded the Specific Plan would have a less than significant impact to public services. In December 2018 the State updated the CEQA Guidelines which recommend Wildfire be treated as a separate topic. The 2019 County CEQA Guideline include Wildfire as a separate topic.

Current Analysis – Wildfire was re-evaluated in this Initial Study as a separate topic (Section 44). It was determined that the continued buildout of the Specific Plan and the proposed Project would not increase the wildfire risk beyond that previously evaluated in EIR 255A1. Compliance with new regulations will reduce the risks to wildfire. The proposed Project will result in less than significant impacts.

#### Assembly Bill 52 Native Americans

Prior Analysis - Potential impacts to Cultural and Historical Resources were evaluated in Final EIR 255. The evaluation of Cultural and Historical Resources included Impacts to Native Americans. Mitigation measures were adopted to minimize the impact to Cultural and Historical Resources (Native Americans). These mitigation measures have been satisfied prior to and during mass grading of Planning Area 1.

Current Analysis - This Initial Study evaluated the proposed Projects impact on Tribal Cultural Resources in Section 45. AB 52 requires:

“a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed Projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. ....”

In compliance with Assembly Bill 52, notices regarding the Proposed Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. In consultation with these Tribes, no Tribal Cultural Resources were identified by the tribes.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, 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.

Therefore, in making finding #3 above, the Initial Study concluded after review of all CEQA topics that none of the conditions described in CEQA Guidelines Section 15162, 3,(A-D) calling for preparation of a subsequent EIR have occurred.

#### CEQA Conclusion

This Initial Study re-evaluated all CEQA topics for conditions described in Section 15162 and concludes that some changes or additions are necessary to Final EIR 255 due to changes in circumstances that have occurred since the certification of EIR 255 and its Addendum, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred and that an Addendum to Final EIR 255 is the appropriate document for the proposed Project in compliance with the California Environmental Quality Act.

Pursuant to California Code of Regulations Section 15152 the County is using the CEQA tiering concept. This Addendum is being tiered with Final EIR 255. Final EIR 255 remains the master environmental document for development of all phases of Specific Plan #229A1. Final EIR 255 is available for public review at the following location:

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

### **Existing Plans, Programs, or Policies (PPPs)**

The intent of including existing Plans, Programs and Policies in this Initial Study is to identify the role existing regulations play in insuring a project's potential impacts on the environment are minimized and or avoided.

All projects must comply with existing Plans, Programs and Policies. Existing Plans, Programs and Policies are not project specific. Compliance with existing Plans, Programs and Policies can be more aptly characterized as an integral part of the overall project (and therefore not "mitigation"). For clarity, the term "mitigation" as defined by CEQA is used for measures that are to reduce an impact that has been determined to be significant. Measures used to avoid or minimize impacts which have NOT been determined to be significant should not be considered or labeled "mitigation".

## **IV. 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"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <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               |   |

## V. 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 Environmental Impact Report (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

Tim Wheeler  
*Urban Regional Planner*  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
January 23, 2020

Date

\_\_\_\_\_  
For: Charissa Leach, P.E.  
*Assistant TLMA Director*

**VI. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Final Environmental Impact Report (FEIR 255)
- Riverside County General Plan Figure C-8 "Scenic Highways"
- Lake Mathews/Woodcrest Area Plan, Figure 9
- California Department of Transportation, State Scenic Highways website: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** There are no designated US (federal), Interstate or State Scenic Highways in the Project vicinity. The nearest scenic highway is Interstate Route 215 located 4.55 miles to the east of the Project site. The nearest state scenic highway is Highway 74 located 6.56 miles to the southeast of the Project site. The Project site is visible from Cajalco Road, a designated Expressway (220' ROW). Cajalco Road lies adjacent to the Project site on the south and is not a designated scenic highway. The Projects potentially significant impacts to scenic highways were adequately addressed in FEIR 255. The Project is being developed consistent with the County General Plan and SP229A1. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the Project will not have a substantial effect upon a scenic highway/corridor. There will be no impacts.

**b) No Impact.** The Project site is rectangular, devoid of structures, relatively flat having previously been mass graded in anticipation of retail commercial development as part of the prior approvals. Views of the Project site as evaluated in FEIR 255 do not include scenic resources. The Project is being developed consistent with the County General Plan and SP229A1. Therefore, the Project will not have the potential to damage scenic resources or result in the creation of an aesthetically offensive site open to public view. There will be no impacts.

**c) No Impact.** The Project site is located in a rural area planned for urban development. The Project is being developed consistent with the County General Plan and SP229A1 for commercial use. The Projects potentially significant impacts to visual resources were adequately addressed in FEIR 255. Therefore, the Project will not have the potential to degrade the existing visual character or quality of public views of the site and its surroundings, or conflict with applicable zoning and other regulations governing scenic quality. There will be no impacts.

Existing Plans, Programs or Policies: There are no PPPs related to scenic resources.

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
<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Ord. No. 655 (Regulating Light Pollution)
- Lake Mathews/Woodcrest Area Plan Mt. Palomar Night Time Lighting Policy Area, Figure 6
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development.



The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less Than Significant Impact.** The Project site is more than 42 miles northwest of the Mt. Palomar Observatory within Zone B of the Mt. Palomar Night Time Lighting Policy Area. Zone B includes areas between 15 and 45 miles from the observatory. As codified by Riverside County Ordinance No. 655, areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets required standards, the proposed Project is required to submit lighting plans for approval as part of the Project permitting process. Thus, through the County’s development review process, as included by PPP AES-1, the proposed Project would be required to comply with Riverside County Ordinance No. 655 and potential Project interference with nighttime use of the Mt. Palomar Observatory. Impacts will be less than significant.

Existing Plans, Programs, or Policies: Plans, Programs and Policies are adopted to insure that a project’s potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP AES-1:** Lighting Plans - All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, 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.

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
<b>3. Other Lighting Issues</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County Ord. No. 655 (Regulating Light Pollution)
- FEIR 255

### Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

### Findings of Fact:

**a) Less Than significant Impact.** The Project site is undeveloped and there is no source of onsite nighttime lighting. However, areas near the Project site provide sources of nighttime lighting including street lighting, security and parking lot lighting from developed parcels, illumination from vehicle headlights along Cajalco Road and Wood Road and offsite interior illumination from nearby residential uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists and pedestrians.

Build-out of Specific Plan 229 will result in new sources of light and glare. The Specific Plan incorporates site design features to protect sensitive resources. These measures included requirements for walls, landscaping, building setbacks and compliance with the County Municipal Code. FEIR 255 did not address light and glare at the project specific level.

The proposed Project includes installation of new lighting sources on the Project site including exterior lighting for security in the parking lot and from signage for the Project site; along with building exteriors and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the Project site and would comply with the County's lighting ordinance and Building and Safety standards as required by County Ordinance No. 655 and included as PPP AES-1. On site signage will be illuminated from within the pylon and/or monument signs by fluorescent lighting. In addition, as described above, the proposed Project would be required to submit lighting plans for approval as part of the Project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the Project would not result in a substantial new source of lighting.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The proposed commercial buildings will not be developed with reflective surfaces. Energy efficient windows made from glare reducing materials will be used. Non-reflective surfaces combined with glare reducing windows, landscaping perimeter fencing combined with building placement and mass will contribute to a reduction in glare. Therefore, the proposed Project would not generate substantial sources of glare. Impacts will be less than significant.

**b) No Impact.** As described above, existing low-density residential uses are located east of the Project site. However, the Project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded and angled to focus on the Project site and away from residential uses. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per PPP AES-1 and Ordinance No. 655 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light and impacts related to unacceptable levels of light would not occur. There will be no impacts.

Existing Plans, Programs, or Policies: **PPP AES-1:** Listed previously in Section 2.

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

Sources:

- On-site inspection
- Riverside County General Plan Figure OS-2 "Agricultural Resources"
- FEIR 255

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no agricultural resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project is relatively flat having previously been mass graded in anticipation of commercial/retail development. Development of the site will not convert Farmlands, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. There will be no impacts.

**b) No Impact.** The Project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.

**c) No Impact.** The Project site occupies the southern portion of PA1 within the approved Boulder Springs Specific Plan (SP229A1). The proposed Project is consistent with the approved land use permitted for the Project site by SP229A1. The Project will not change land uses, causing development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The proposed gas station and retail uses (including a detached 8,586 sq. ft. Retail Store anticipated to be occupied by a tractor supply tenant) will support existing agricultural uses within 300 feet of the Project on the west and in the Project vicinity. There will be no impacts.

**d) Less Than Significant Impact.** The Project impacts to agricultural resources were analyzed in FEIR 255. The proposed Project is being developed consistent with the County General Plan and Specific Plan 229A1. The proposed Project is consistent with the phased development of Specific Plan 229A1. The cumulative effects of urban development within this region of the County may impact the viability of agricultural uses. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or additional impacts not previously evaluated in Final EIR 255.

Existing Plans, Programs, or Policies: There are no PPPs related to agricultural resources.

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

Sources:

- 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"
- FEIR 255

**Background and Conclusion:**

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no forest resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a-c) No Impact.** The Project site and surrounding lands are either vacant lands awaiting development, areas developed with urban uses such as roadways and residential uses or areas currently used for agriculture, which are regularly disked.

There is no existing forest land or timberland on the Project site or in the Project vicinity. The zoning designation of the Project site is SP229A1. The Project site occupies a portion of PA1, a commercial designated site (defined in SP229A1 as C-P-S per Ordinance No. 348). The zoning designations of the areas surrounding the Project site do not include forest or timberland. Thus, the proposed Project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land or involve other changes that could result in the conversion of forest land to non-forest uses. There will be no impacts.

**Existing Plans, Programs or Policies:** There are no PPPs related to forest resources.

**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
<b>AIR QUALITY</b> Would the project:				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Sources:

- Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook
- Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., September 2018
- Cajalco + Wood Project Traffic Impact Analysis prepared by Kunzman Associates, Inc., July 25, 2018
- County of Riverside, Lake Mathews/Woodcrest Area Plan, December 2015
- Greiner, H.B. Ranches Specific Plan #229 and Environmental Impact Report #255, January 1988
- South Coast Air Quality Management District, Air Quality Management Plan, 2016
- South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, revised 2008

### Background and Conclusion:

#### **Air Pollutants**

##### **Criteria Air Pollutants**

Air quality, in part, is defined by ambient air concentrations of seven “criteria air pollutants”, which are a group of common air pollutants identified by the U.S. Environmental Protection Agency (“USEPA”) to be of concern with respect to the health and welfare of the general public. Federal and State governments regulate such pollutants by adopting acceptable ambient air quality standards that are based on criteria regarding the health and/or environmental effects of each pollutant. The seven regulated pollutants include nitrogen dioxide (“NO<sub>2</sub>”); ozone (“O<sub>3</sub>”); particulate matter, including both particles equal to or smaller than 10 microns (“PM<sub>10</sub>”) and particles equal to or smaller than 2.5 microns (“PM<sub>2.5</sub>”);<sup>1</sup> carbon monoxide (“CO”); sulfur dioxide (“SO<sub>2</sub>”); and lead.

##### **Nitrogen Dioxide**

Nitrogen gas, normally relatively inert (i.e., nonreactive), comprises about 80 percent of the air. At high temperatures (e.g., in combustion processes used to operate motor vehicles) and under certain other conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitrogen oxides (“NO<sub>x</sub>”). Nitric oxide (“NO”), NO<sub>2</sub>, and nitrous oxide (“N<sub>2</sub>O”) are important constituents of NO<sub>x</sub>. NO and NO<sub>2</sub> are both precursors in the formation of O<sub>3</sub> and PM<sub>2.5</sub>, as discussed below. Because of this and the fact that NO emissions largely convert to NO<sub>2</sub>, NO<sub>x</sub> emissions are typically examined when assessing potential air quality impacts.

NO<sub>2</sub> is a red-brown pungent gas and is toxic to various animals and to humans because of its ability to form nitric acid with water in the eyes, lungs, mucus membranes, and skin. In animals, long-term exposure to NO<sub>x</sub> increases susceptibility to respiratory infections, lowering resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations of NO<sub>2</sub> can suffer lung irritation and, potentially, lung damage. Epidemiological studies have also shown associations between NO<sub>2</sub> concentrations and daily mortality from respiratory and cardiovascular causes, and with hospital admissions for respiratory conditions.

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<sup>1</sup> Particulate matter size refers to the aerodynamic diameter of the particle.

## Ozone

Ozone is a secondary pollutant, meaning that it is not directly emitted. It is a gas that is formed when volatile organic compounds ("VOCs") (also referred to as reactive organic gases) and NO<sub>x</sub> undergo photochemical reactions that occur only in the presence of sunlight. The primary source of VOC emissions is unburned hydrocarbons in motor vehicle and other internal combustion engine exhaust. NO<sub>x</sub> also forms as a result of the combustion process, most notably due to the operation of motor vehicles. Sunlight and hot weather cause ground-level O<sub>3</sub> to form; as a result, ozone is known as a summertime air pollutant (Ground-level O<sub>3</sub> is not to be confused with atmospheric O<sub>3</sub> or the "ozone layer", which occurs very high in the atmosphere and shields the planet from some ultraviolet rays.). Ground-level O<sub>3</sub> is the primary constituent of smog. Because O<sub>3</sub> formation occurs over extended periods of time, both O<sub>3</sub> and its precursors are transported by wind, and high O<sub>3</sub> concentrations can occur in areas well away from sources of its constituent pollutants.

People with lung disease, children, older adults, and people who are active can be affected when ozone levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level ozone exposure to a variety of problems, including:

- lung irritation that can cause inflammation much like a sunburn;
- wheezing, coughing, pain when taking a deep breath, and breathing difficulties during exercise or outdoor activities;
- permanent lung damage to those with repeated exposure to ozone pollution; and
- aggravated asthma, reduced lung capacity, and increased susceptibility to respiratory illnesses like pneumonia and bronchitis.

## Particulate Matter

Particulate matter includes both aerosols and solid particles of a wide range of size and composition. Of particular concern are PM<sub>10</sub> and PM<sub>2.5</sub>. Particulate matter tends to occur primarily in the form of fugitive dust. This dust appears to be generated by both local sources and by region-wide dust during moderate to high wind episodes. These regional episodes tend to be multi-district and sometimes interstate in scope. The principal sources of dust in urban areas are from grading, construction, disturbed areas of soil, and dust entrained by vehicles on roadways.

PM<sub>10</sub> is generally emitted directly as a result of mechanical processes that crush or grind larger particles or from the re-suspension of dusts, most typically through construction activities and vehicular travels. PM<sub>10</sub> generally settles out of the atmosphere rapidly and is not readily transported over large distances.

PM<sub>2.5</sub> is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants including NO<sub>x</sub>, sulfur oxides ("SO<sub>x</sub>"), and VOCs. PM<sub>2.5</sub> can remain suspended in the atmosphere for days and/or weeks and can be transported long distances. The principal health effects of airborne particulate matter are on the respiratory system. Short-term exposure to high PM<sub>2.5</sub> and PM<sub>10</sub> levels is associated with premature mortality and increased hospital admissions and emergency room visits; increased respiratory symptoms are also associated with short-term exposure to high PM<sub>10</sub> levels. Long-term exposure to high PM<sub>2.5</sub> levels is associated with premature mortality and development of chronic respiratory disease. According to the USEPA, some people are much more sensitive than others to breathing PM<sub>10</sub> and PM<sub>2.5</sub>. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM<sub>10</sub> and PM<sub>2.5</sub>. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths.

## Carbon Monoxide

Carbon monoxide is a colorless and odorless gas which, in the urban environment, is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches; aggravate cardiovascular disease; and impair central nervous system functions.

CO concentrations can vary greatly over comparatively short distances. Relatively high concentrations are typically found near crowded intersections; along heavily used roadways carrying slow-moving traffic; and at or near ground level. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within a relatively short distance (i.e., up to 600 feet or 185 meters) of heavily traveled roadways.

## Sulfur Dioxide

SO<sub>x</sub> constitute a class of compounds of which SO<sub>2</sub> and sulfur trioxide ("SO<sub>3</sub>") are of greatest importance. Ninety-five percent of pollution-related SO<sub>x</sub> emissions are in the form of SO<sub>2</sub>. SO<sub>x</sub> emissions are typically examined when assessing potential air quality impacts of SO<sub>2</sub>. The primary contributor of SO<sub>x</sub> emissions is fossil fuel combustion for generating electric power. Industrial processes, such as nonferrous metal smelting, also contribute to SO<sub>x</sub> emissions. SO<sub>x</sub> is also formed during combustion of motor fuels; however, most of the sulfur has been removed from fuels, greatly reducing SO<sub>x</sub> emissions from vehicles.

SO<sub>2</sub> combines easily with water vapor, forming aerosols of sulfurous acid ("H<sub>2</sub>SO<sub>3</sub>"), a colorless, mildly corrosive liquid. This liquid may then combine with oxygen in the air, forming the even more irritating and corrosive sulfuric acid ("H<sub>2</sub>SO<sub>4</sub>"). Peak levels of SO<sub>2</sub> in the air can cause temporary breathing difficulty for people with asthma who are active outdoors. Longer-term exposures to high levels of SO<sub>2</sub> gas and particles cause respiratory illness and aggravate existing heart disease. SO<sub>2</sub> reacts with other chemicals in the air to form tiny sulfate particles which are measured as PM<sub>2.5</sub>.

## Lead

Lead is a stable compound, which persists and accumulates both in the environment and in animals. In humans, it affects the body's blood-forming (or hematopoietic), nervous, and renal systems. In addition, lead has been shown to affect the normal functions of the reproductive, endocrine, hepatic, cardiovascular, immunological and gastrointestinal systems, although there is significant individual variability in response to lead exposure. In general, an emissions analysis of lead is limited to projects that emit significant quantities of the pollutant (i.e., lead smelters) and not required for transportation projects.

## Toxic Air Contaminants/Hazardous Air Pollutants/Chemicals of Potential Concern

Toxic air contaminants ("TACs") are a diverse group of air pollutants that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. TACs may be emitted from a variety of common sources, including motor vehicles, gasoline stations, dry cleaners, industrial operations, painting operations, and research and teaching facilities.

TACs are different than the criteria air pollutants previously discussed in that ambient air quality standards have not been established for them. Rather, TAC impacts are described by reference to carcinogenic (i.e., cancer) risk and chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. Diesel particulate matter ("Diesel PM") is a TAC and is



responsible for the majority of California's known cancer risk from outdoor air pollutants. The USEPA uses the term "hazardous air pollutants" ("HAP") for TACs.

Final EIR 255 identified change in air quality levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. Final EIR225 prepared for Specific Plan 229 states on page 73 that "both short-term and long-term project-related impacts are somewhat unavoidable. Construction related emissions and dust will be short-term impacts, and long-term emissions from vehicle exhaust and energy consumption are also inevitable." The air quality-related impacts associated with the Specific Plan stated that "development at the project site will add pollutants to the local air shed, but most pollutants are from non-local sources."

The following mitigation measure for Specific Plan air quality impacts is listed in adopting Resolution 88-476.

Mitigation: Dust generation during grading will be minimized through compliance with County Ordinance NO. 457 which specifies watering during construction and planting of ground cover. On-site provisions for schools, shopping, and passive recreation has been incorporated into project design. The number of residential units proposed exceeds the threshold for significant adverse impacts as indicated by the Air Quality Handbook; however, the projected population of this proposal is consistent with that allocated by the Lake Mathews Community Plan, for which overriding findings were made. Those overriding findings are hereby incorporated herein by reference and therefore no additional overriding findings for air quality and required.

Therefore, the Project's impacts to Air Quality will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

The proposed Project is within the Boulder Springs Specific Plan No. 229, Amendment No. 1 dated 2004. Environmental Impact Report No. 255 (EIR 255) was prepared in 1988 for the H. B. Ranches Specific Plan (SP229) included an analysis of air quality related impacts within the Specific Plan area. Final EIR 225 concluded that Specific Plan 229 would result in new sources of air emission and incorporated site design features to protect sensitive resources. These measures included a mixture of commercial and residential land uses and compliance with the County Municipal Code.

The H. B. Ranches Specific Plan proposed 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. The air quality-related impacts associated with the Specific Plan stated, "...development at the Project site will add pollutants to the local airshed, but most pollutants are from non-local sources."

In 2018 an Air Quality and Global Climate Change Impact Analysis was prepared for the Proposed Project (Kunzman Associates, Inc.). The 2018 Analysis evaluates development of the southern half of PA1 (approximately 7 net acres) and includes a more in-depth analysis than was done for the Specific Plan. Since adoption of the Specific Plan, air quality-related regulations have become more stringent, air quality emissions modeling and methodology has become more in depth. Air quality emissions

models were not available for use in 1988; therefore, the analysis for the Specific Plan was performed using the 1987 Air Quality Handbook for EIRs which facilitated emissions estimates from construction grading, operational energy use (natural gas and electricity) and vehicle exhaust. The current Air Quality and Global Climate Change Impact Analysis used the California Emissions Estimator Model Version 2016.3.2 (CalEEMod 2016.3.2) to model the proposed Project's air quality-related emissions from construction, mobile sources, energy usage and area sources.

The 2018 Air Quality and Global Climate Change Impact Analysis found that the proposed Project would create less than significant impacts to air quality. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or additional impacts not previously evaluated in Final EIR 255. Therefore, the proposed Project's impacts would not result in an increase of the air quality-related impacts previously identified in the FEIR 255 and, as analyzed, the air quality emissions for the proposed Project will remain less than significant for both construction and operations.

**a) No Impact.** The Project is located within an unincorporated area of the County of Riverside in the portion of Riverside County that lies within the South Coast Air Basin (Basin). The Project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. As a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions and local governments and cooperates with federal and state agencies. The SCAQMD is directly responsible for reducing emissions from stationary, mobile and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. On March 23, 2017 CARB approved the 2016 AQMP. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities.

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 insure 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 SCAG (2016) includes chapters on the challenges in a changing region, creating a plan for our future, 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. For this Project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

The Project site has a Lake Mathews/Woodcrest Area Plan land use designation of Commercial Retail. The proposed Project would develop the approximately 7.18 net acre site with a drive-thru restaurant, two commercial retail buildings, and a 16 fueling position service station canopy with convenience market and carwash, which would be consistent with the existing Commercial Retail land use designation. The proposed Project would not result in an inconsistency with the current land use designation in the County's Area Plan. Therefore, the proposed Project is not anticipated to exceed the

AQMP assumptions for the Project site and is found to be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the proposed Project would not exceed SCAQMD thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it currently is in nonattainment. Therefore, because the proposed Project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the proposed Project are not foreseen. There will be no impacts.

**b) Less than Significant Impact.** The Basin has been designated by the California Air Resources Board as a nonattainment area for ozone, PM10 and PM2.5. Currently, the Basin is in attainment with the ambient air quality standards for CO, lead, SO<sub>2</sub>, NO<sub>2</sub> and sulfates and is unclassified for visibility reducing particles and Hydrogen Sulfide. The attainment status of the Basin is shown below in Table AQ-4.

**Table AQ-4  
South Coast Air Basin Attainment Status**

Pollutant	State Status <sup>1</sup>	National Status <sup>2</sup>
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Attainment/Unclassified
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Attainment (Maintenance)
PM2.5	Nonattainment	Nonattainment (Moderate)

<sup>1</sup> Source of State status: California Air Resources Board 2015 (<https://www.arb.ca.gov/desig/adm/adm.htm>).

<sup>2</sup> Source of National status: <http://www3.epa.gov/airquality/greenbk/index.html> and CARB 2015.

As shown in Table AQ-4, the Project area is out of attainment for both ozone and particulate matter (PM-10 and PM-2.5). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Neither construction nor operation of the proposed Project would result in an exceedance of any of SCAQMD's recommended daily thresholds. Therefore, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant. Impacts will be less than significant.

**c) Less than Significant Impact.** Those who are sensitive to air pollution include children, the elderly and persons with pre-existing respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD defines a sensitive receptor as a land use such as residences, schools, child care centers, athletic facilities, playgrounds, retirement homes and convalescent homes (South Coast Air Quality Management District 2008). The closest sensitive receptors are residents within Tract 33465 located adjacent to the commercial site (PA 2) and Citrus Hills High School at 18150 Wood Road approximately 1.25 miles from the Project site. Commercial and industrial facilities are not included in the definition

because employees do not typically remain on-site for 24 hours. The proposed Project contains a fueling station, a potential emission point source.

The 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, recommends a 50-foot separation between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors (residential units within Tract 33465) are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

In addition, the service station portion of the Project will be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461 and will be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. According to ARB's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013) and ARB's Attachment 1: Revised Emission Factors for Phase II Vehicle Fueling at California Gasoline Dispensing Facilities (12/23/2013), Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

In order to verify that the proposed Project will not result in a potentially significant impact on sensitive receptors an updated air quality analysis (Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR)) was prepared for the proposed Project. The results of that assessment confirm that the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions. The facts leading to this conclusion are summarized below.

To assess local air quality impacts, the SCAQMD has developed Localized Significant Thresholds (LSTs) to characterize project-related air emissions in the Project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The significance thresholds for the local emissions of NO<sub>2</sub> and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table AQ-5 below from the most restrictive ambient air quality standards for these pollutants that are outlined in the Localized Significant Thresholds. Table AQ-1 above shows the ambient air quality standards for NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> as well as the background concentrations and resultant significance concentrations.

**Table AQ-5  
Air Quality Monitoring Summary<sup>1</sup>**

Pollutant (Standard) <sup>2</sup>	Year		
	2015	2016	2017
<b>Ozone:</b>			
Maximum 1-Hour Concentration (ppm)	0.124	0.131	0.120
Days > CAAQS (0.09 ppm)	25	23	33
Maximum 8-Hour Concentration (ppm)	0.103	0.099	0.106
Days > NAAQS (0.075 ppm)	49	55	80
Days > CAAQS (0.070 ppm)	50	56	86
<b>Carbon Monoxide:<sup>3</sup></b>			
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > CAAQS (9 ppm)	0	0	*
Days > NAAQS (9 ppm)	0	0	*
<b>Nitrogen Dioxide:<sup>3</sup></b>			
Maximum 1-Hour Concentration (ppm)	0.0472	0.0513	0.049
Days > CAAQS (0.18 ppm)	0	0	0
<b>Inhalable Particulates (PM10):</b>			
Maximum 24-Hour Concentration (ug/m <sup>3</sup> )	188.0	76.0	75.4
Days > NAAQS (150 ug/m <sup>3</sup> )	1	0	0
Days > CAAQS (50 ug/m <sup>3</sup> )	4	*	*
Annual Average (ug/m <sup>3</sup> )	33.1	32.2	32.6
<b>Ultra-Fine Particulates (PM2.5):<sup>3</sup></b>			
Maximum 24-Hour Concentration (ug/m <sup>3</sup> )	41.7	31.5	27.2
Days > NAAQS (35 ug/m <sup>3</sup> )	*	*	*
Annual Average (ug/m <sup>3</sup> )	*	9.7	11.3

\* means no data available

<sup>1</sup> Source: <https://www.arb.ca.gov/adam/topfour/topfourdisplay.php>

Data from the Perris monitoring station unless noted.

<sup>2</sup> CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million

<sup>3</sup> Data from Lake Elsinore-W Flint Street monitoring station.

## Construction

The Air Quality and Greenhouse Gas Impact Analysis (Kunzman Associates, Inc., 2018) examined the local air quality emissions from construction using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD to readily determine if daily emissions of CO, NO<sub>x</sub>, PM10 and PM2.5 from a proposed Project could result in a significant impact to local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and, to be conservative, a disturbance value of two acres per day (see Table AQ-6). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the

single-family detached residential dwelling units located adjacent to the eastern property line of the Project site. Therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters were used.

**Table AQ- 6**  
**Maximum Number of Acres Disturbed Per Day<sup>1</sup>**

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Excavators	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
Maximum per phase		-	-	<b>3</b>

<sup>1</sup> Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, Kunzman Associates, Inc., 2018.

Table AQ-7 shows the on-site emissions from the CalEEMod model for the different construction phases and the calculated LST emissions thresholds. As shown in Table AQ-7, the daily construction emissions from the proposed Project would not exceed the applicable SCAQMD LST thresholds, and localized construction impacts. Impacts will be less than significant.

**Table AQ-7**  
**Local Construction Emissions at the Nearest Receptors<sup>1</sup>**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	28.35	16.29	3.96	2.60
Building Construction	24.55	20.37	1.54	1.44
Paving	15.24	14.66	0.82	0.76
Architectural Coating	1.84	1.84	0.13	0.13
<b>SCAQMD Thresholds<sup>2</sup></b>	<b>170</b>	<b>883</b>	<b>7</b>	<b>4</b>
Exceeds Threshold?	No	No	No	No

<sup>1</sup> Source: Calculated from CalEEMod 2016.3.2, Kunzman Associates, Inc., 2018.

<sup>2</sup> Source: SCAQMD's Mass Rate Look-up Tables for two acres at a distance of 25 m (nearest sensitive receptors are adjacent to the east) in SRA 24 Perris Valley area.

## Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site 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 nearest sensitive receptors that may be impacted by the proposed Project are existing single-family detached residential dwelling units located adjacent to the eastern property line of the Project site.

The local air quality emissions from on-site operations were analyzed in the Air Quality Study according to the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD to readily determine if daily emissions of CO, NOx, PM10 and PM2.5 from the proposed Project could result in a significant impact to the local air quality. Per SCAQMD staff, the 5-acre Look-up Table can be used as a conservative screening analysis for on-site operational emissions to determine whether more-detailed dispersion

modeling would be necessary. The proposed Project was analyzed based on the Perris Valley source receptor area (SRA 24) and used the thresholds for a two acre Project site.

Table AQ-8 shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment and vehicles operating on-site and the calculated emissions thresholds. Per LST methodology, mobile emissions include onsite vehicles, which equate to approximately 10 percent of the project-related new mobile sources. (Note: The Project site is approximately 0.13 miles in length at its longest point. Therefore, the on-site mobile source emissions represent approximately 1/53th of the shortest CalEEMod default distance of 6.9 miles. To be conservative, 1/10th the distance, dividing the mobile emissions by 10, was used to represent the portion of the overall mobile source emissions that would occur on-site.) The data provided in Table AQ-8 shows that the on-going operations of the proposed Project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance. Therefore, the proposed Project would create a less than significant impact related to localized emissions from operational activities.

**Table AQ-8  
Local Operational Emissions at the Nearest Receptors<sup>1</sup>**

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources <sup>2</sup>	0.00	0.01	0.00	0.00
Energy Usage <sup>3</sup>	0.35	0.29	0.03	0.03
Vehicle Emissions <sup>4</sup>	4.37	5.51	1.31	0.36
<b>Total Emissions</b>	<b>4.72</b>	<b>5.81</b>	<b>1.34</b>	<b>0.39</b>
<b>SCAQMD Thresholds<sup>5</sup></b>	<b>170</b>	<b>883</b>	<b>2</b>	<b>1</b>
Exceeds Threshold?	No	No	No	No

<sup>1</sup> Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres in Perris Valley area (SRA 24).

<sup>2</sup> Area sources consist of emissions from consumer products, architectural coatings and landscaping equipment.

<sup>3</sup> Energy usage consists of emissions from on-site natural gas usage.

<sup>4</sup> Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the Project site.

<sup>5</sup> The thresholds are based on 25 meters as the nearest home is located adjacent to the east.

### Hot Spots

The Air Quality and Greenhouse Gas Impact Analysis per the Traffic Impact Analysis indicates that the proposed Project would generate a maximum of approximately 3,703 daily vehicle trips. The intersection with the highest peak hour traffic volume is located at Wood Road and Cajalco Road and has an evening peak hour volume of 1,061 trips for the Existing plus Ambient Growth plus Project plus Cumulative traffic conditions. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection that has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore as the intersection with the highest traffic volume falls short of 100,000 vehicles per day, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with on-going use of the proposed Project.

## Toxic Air Contaminants

### **Construction**

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. 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. Given the relatively limited use of heavy-duty construction machinery and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, as shown in Table AQ-7 above, construction-based emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

### **Operations**

The Project proposes to develop the site with a drive-thru restaurant, two (2) commercial retail buildings, and a 16 fueling position service station with canopy, convenience market, and carwash. Per the Air Quality and Greenhouse Gas Impact Analysis, the service station portion of the Project will be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461 and will be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. According to ARB's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013) and ARB's Attachment 1: Revised Emission Factors for Phase II Vehicle Fueling at California Gasoline Dispensing Facilities (12/23/2013), Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Furthermore, According to the 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, a 50-foot separation is recommended between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

**d) Less than Significant Impact.** The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed Project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

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 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.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.



## **Construction**

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some. However, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, a less than significant impact related to odors would occur during construction of the proposed Project.

## **Operations**

Land uses typically considered associated with odors include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The proposed Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of concrete pads for the buildings. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would have a less than significant impact.

Existing Plans, Programs, or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

## **SCAQMD**

**PPP AQ-1:** The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in mid-morning, afternoon and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

**PPP AQ-2:** The proposed Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 461 and is required to obtain a Permit To Operate for the service station.

**PPP AQ-3:** The proposed Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402.

## **Riverside County General Plan**

**PPP AQ-4:** Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

**PPP AQ-5:** Encourage the use of building materials/methods that reduce emissions.

**PPP AQ-6:** Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

**PPP AQ-7:** Require stationary pollutions sources to minimize the release of toxic pollutants through: design features, operating procedures, preventative maintenance, operator training and emergency response planning.

**PPP AQ-8:** Require stationary air pollution sources to comply with applicable air district rules and control measures.

**PPP AQ-9:** To the greatest extent possible, require every project to mitigate any of its anticipated emissions that exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.

**PPP AQ-10:** Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.

**PPP AQ-11:** Require compliance with SCAQMD Rules 403 and 403.1 and implement appropriate future measures to reduce fugitive dust emanating from construction sites.

**PPP AQ-12:** Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second and third stage smog alerts and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111).

**PPP AQ-13:** Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

**PPP AQ-14:** Encourage business owners to schedule deliveries at off-peak traffic periods.

**PPP AQ-15:** Identify and monitor sources, enforce existing regulations and promote stronger controls to reduce particulate matter.

**PPP AQ-16:** Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

**PPP AQ-17:** Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible. (AI 123)

**PPP AQ-18:** Identify and create a control plan for areas within the County prone to wind erosion of soil.

**PPP AQ-19:** Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates. (AI 111)

**PPP AQ-20:** Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable. (AI 123)

**PPP AQ-21:** Reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.

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
<b>BIOLOGICAL RESOURCES</b> Would the project:				
<b>7. Wildlife &amp; Vegetation</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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 State or federally protected wetlands (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"/>

Sources:

- FEIR 255
- Step I Habitat Assessment, Step II Part A Focused Burrow Survey for Burrowing Owls and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation, July 14, 2017
- Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)
- Western Riverside Multiple Species Habitat Conservation Plan Area, March 29, 2006

### Background and Conclusion:

Final EIR 255 identified change in biology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The Project site is being maintained in this condition. Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure the potential for impacts to the burrowing owl will be maintained at a level of less than significant. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

### Findings of Fact:

**a) Less than Significant Impact.** Western Riverside Multi Species Habitat Conservation Plan (MSHCP) consistency. This Project does not contain MSHCP Riparian/Riverine habitat or the species associated with them. The Project site is not located within a Narrow Endemic Plant Species Survey Area. The Project site is located within the required habitat assessment area for burrowing owl. A burrowing owl habitat assessment and focused burrow survey were conducted on June 16, 2017. The Site was determined to have marginally suitable burrowing owl habitat, triggering a focused burrow survey. The focused burrow survey did not identify any burrows suitable for burrowing owl occupation. The proposed Project will be required to conduct pre-construction monitoring for burrowing owls. Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure the potential for impacts to the burrowing owl will be maintained at a level of less than significant. Therefore, the Project is consistent with all applicable portions of the Western Riverside MSHCP. With the inclusion of MSHCP required 30-day preconstruction surveys and preconstruction nesting bird surveys, the Project will have less than significant impacts on the Riverside County's adopted Habitat Conservation Plan.

**b) No Impact.** No State or Federal threatened or endangered species, or their habitats, were documented as occurring on site. The Project will have no impacts to threatened or endangered species.

**c) Less than Significant Impact.** A single special status species was observed/detected onsite during field work, the California horned lark (*Eremophila alpestris actia*). This species has a NatureServe Element Ranking of G5T4 S4 (species is Globally Secure, subspecies Globally Apparently Secure, State Apparently Secure) and is on the California Department of Fish and Wildlife Watch List. The California horned lark is an MSHCP Covered Species, and is considered adequately conserved.

The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird pre-construction survey during the nesting bird season prior to grading, which is included as a Condition of Approval, would reduce impacts to special-status species to below a level of significance.

**d) Less than Significant Impact.** The Project site is not located within or adjacent to any existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The Project will not 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 with adherence to required nesting bird pre-construction surveys. The Project will have less than significant impacts to the movement of native and migratory wildlife.

**e) No Impact.** The project site does not contain any riparian habitat or other sensitive natural community. No impacts to such habitats will occur.

**f) No Impact.** The Project site does not contain State or federally protected wetlands. State and federal wetlands are defined based on classification systems utilized by the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife or Regional Water Quality Control Board and other state and federal agencies. No impacts to State or federally protected wetlands through direct impact or indirectly through hydrological interruption, or other means will occur.

**g) No Impact.** The proposed Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP BIO-1:** Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure that the potential for impacts to the burrowing owl will be maintained at a level of 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
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
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 pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- On-site Inspection

Background and Conclusion:

Final EIR 255 identified change in archaeology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no historic resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a & b) No Impact.** The Project will not impact historical resources, because prior grading of the Project site has eliminated any potential for impacts to historical resources. Moreover, the Project site is vacant of buildings and does not support historical resources of any kind. Therefore, there will be no impacts in this regard.

Existing Plans, Programs or Policies: There are no PPPs related to cultural resources.

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
<b>9. Archaeological Resources</b>				
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"/>

Sources:

- FEIR 255
- On-site Inspection

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no archaeological resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-c) No Impact.** The Project will not impact archaeological resources since prior grading of the Project site has eliminated any potential for impacts to buried archaeological resources. Therefore, there will be no impacts in this regard.

Existing Plans, Programs or Policies: There are no PPPs related to archaeological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Sources:

- Riverside County General Plan
- Riverside County Climate Action Plan ("CAP")
- Project Application Materials

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The applicable energy conservation plan for the Project is the County of Riverside Climate Action Plan (CAP), which has been described in Response 20 Greenhouse Gas emissions. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures. Implementation of these measures, will further insure there will be a less than significant impact from the continued buildout of the Specific Plan, and the proposed Project due to due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

**b) No Impact.** As described in Response 20 and listed in Table GHG-1, the proposed Project will be consistent with the applicable energy conservation measures in the CAP. In addition, the proposed Project will be required to comply with the CEC and the Title 24/California Green Building Standards Code, which establishes mandatory measures related to energy efficiency in new construction. Implementation of these measures, will further insure there will be no impact related to a conflict with an adopted energy conservation plan from buildout of the Specific Plan and the proposed Project.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP ENE-1:** California Energy Code

**PPP ENE-2:** Title 24/California Green Building Standards Code

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
<b>GEOLOGY AND SOILS</b> Would the project directly or indirectly:				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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?				

Sources:

- Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones".
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018.
- County of Riverside Planning Department letter: "Conditions of approval County Geologic Report No. 180009", April 3, 2018.

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less Than Significant Impact.** The geologic structure of the entire southern California area is dominated mainly by northwest trending faults associated with the San Andreas system. The Project site is in a seismically active region. No active or potentially active fault is presently known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone. The County of Riverside has designated the site area as "not in a fault zone", "not in a fault line," having a "low" to "moderate" potential for liquefaction and as "susceptible" to subsidence. The Project will be designed in compliance with the 2016 California Building Code. This code requires the design of structures to consider dynamic forces resulting from seismic events, thereby reducing the exposure of people or structures to potential substantial adverse seismic induced effects, including the risk of loss, injury or death to less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.



**PPP GE0-1:** California Building Code (CBC) Compliance. The Project is required to comply with the California Building Standards Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

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
<b>12. Liquefaction Potential Zone</b>				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-3 “Generalized Liquefaction”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The County of Riverside has designated the site as having a “low” to “moderate” liquefaction potential. Liquefaction is not considered to be a hazard at the subject site due to the depth of engineered fill below the site and underlying dense material.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

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
<b>13. Ground-shaking Zone</b>				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map” and Figures S-13 through S-21 (showing General Ground Shaking Risk)
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less Than Significant Impact.** Analysis of potential seismic ground shaking was undertaken for the Project site. The analysis concluded that compliance with the 2016 California Building Code seismic design parameters will reduce the potential impacts from strong seismic ground shaking to less than significant.

Existing Plans, Programs or Policies: **PPP GE0-1:** listed previously in Section 11.

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
<b>14. Landslide Risk</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. The County has concluded the potential for landslides is considered negligible for design purposes.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 10.

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
<b>15. Ground Subsidence</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009’, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. Ground subsidence is not considered an environmental factor due to the depth of engineered fill below the site and underlying dense material.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

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
<b>16. Other Geologic Hazards</b>				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Other Geologic Hazards. The following discussions summarize the conclusion of the current analysis for the proposed Project.

**a) Less Than Significant Impact.** The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible due to site elevation and distance to an open body of water. There are no active volcanoes in the project region.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels or hillsides. The site is relatively flat engineered/compacted fill having little to no potential to generate mudflows. Continued maintenance of the adjacent upslope undeveloped portion of Planning Area 1, in compliance with the California Build Code will insure the potential for mudflows is less than significant.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

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
<b>17. Slopes</b>				
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 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"/>

Sources:

- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in

anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Slopes. The following discussions summarize the conclusion of the current analysis for the proposed Project.

**a) Less than Significant Impact.** The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. Proposed finish grading to accommodate the proposed Project is minor (cut/fill less than one foot over the site).

**b-c) No Impact.** Prior mass grading of the Planning Area created engineered slopes adjacent to Wood Road. The proposed Project would include some limited excavation and grading to install building footings, foundations, fuel storage tanks and infrastructure. Development of the proposed Project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.

The proposed grading would not negate the use of the sewage disposal systems. The proposed Project would install a sewer lateral that would connect to the existing sewer system. The proposed grading and infrastructure design (that will be reviewed by the County's Department of Building and Safety prior to construction approval) would ensure that grading would not impact sewer functions. Therefore, Project impacts related to slopes would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to slopes.

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
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect 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:

- General Plan Figure S-6 "Engineering Geologic Materials Map"; Santa Ana Regional Water Quality Control Board Riverside County Permits (Accessed at: [https://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.html](https://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.html))
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Soils. The following discussions summarize the conclusion of the current analysis for the proposed Project.

**a) Less Than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. The Project site has been mass graded in anticipation of future commercial development. Mass grading removed the topsoil. Grading activities required for the Project would expose and loosen soil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board. Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-201 0-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion, County and RWQCB regulations mandate that a Stormwater Pollution Prevention Plan (SWPPP) be developed by a QSD (Qualified SWPPP Developer). PPP WQ-1 and PPP WQ-2 would implement this. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and loss of topsoil and to identify erosion control BMPs (best management practices) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. In compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements and BMPs to be mandated by

the County's Department of Building and Safety project review process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of topsoil and landscaping adjacent to proposed buildings, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist during operation of the proposed Project. In addition, as described in Section 24, Hydrology and Water Quality the hydrologic features of the proposed Project have been designed to slow, filter and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational Best Management Practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

**b) Less Than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the Project site conducted soils testing, which based on laboratory analysis determined that onsite soils have a "very low" expansion potential. In addition, as described above, compliance with the California Building Code (CBC) is a standard County practice, is included as PPP GE0-1 and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process will ensure that potential soil related impacts would be less than significant.

**c) No Impact.** The Project proposes to connect to existing sewers and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems will not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP WQ-1:** Comply with National Pollutant Discharge Elimination System (NPDES): Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the NPDES and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**PPP WQ-2:** NPDES/SWPPP: 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 NPDES 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 Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

**PPP GE0-1:** Listed previously in Section 11.

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

Sources:

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

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping adjacent to the proposed building, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to wind erosion.

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
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>20. Greenhouse Gas Emissions</b>				
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"/>

**Sources:**

- Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., September 2018
- County of Riverside, Comprehensive Update to the General Plan, 2008
- County of Riverside, Draft Climate Action Plan, February 2015
- H.B. Ranches Specific Plan 229A1
- FEIR 255

**Background and Conclusion:**

Final EIR 255 identified change in air quality levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. Although the constituent emissions that make up greenhouse gases were analyzed in the Final EIR, a specific analysis of greenhouse gas emissions from the Specific Plan and their impact on the environment was not performed, as it was not required at that time; no specific design for the project been developed; and GHG emissions modeling software was not then available to perform the task. However, all the information necessary to evaluate greenhouse gas emissions generated by the Project was available in EIR #255.

EIR #255 states on page 73 that “both short-term and long-term project-related impacts are somewhat unavoidable. Construction related emissions and dust will be short-term impacts, and long-term emissions from vehicle exhaust and energy consumption are also inevitable.” The air quality-related impacts associated with the Specific Plan stated that “development at the project site will add pollutants to the local air shed, but most pollutants are from non-local sources.”

The following mitigation measure for Specific Plan air quality impacts is listed in adopting Resolution 88-476.

Mitigation: Follow design guidelines of this Specific Plan concerning energy conservation where appropriate

Following Approval of SPA 229A1 all required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

Since this time programs and regulations have been adopted to analyze greenhouse gas emissions. The current analysis concludes with incorporation of project design features and compliance with regulation, operation of the proposed Project would not create a significant cumulative impact to global climate change. None of the conditions described in California Code of Regulations, Section 15162

exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

The Air Quality and Global Climate Change Impact Analysis (Kunzman Associates, Inc., 2018) prepared for the proposed Project includes a more in-depth analysis than was done for the Specific Plan.

The proposed Project's greenhouse gas emissions were calculated using the California Emissions Estimator Model Version 2016.3.2 (CalEEMod 2016.3.2). The Air Quality and Global Climate Change Impact Analysis (AQR) found that the project with incorporation of project design features and regulatory compliance would create a less than significant impact to greenhouse gases. Therefore, the Project's impacts would not result in an increase of those previously identified in the Specific Plan.

#### **Climate Action Plan**

The Climate Action Plan (CAP) for the County of Riverside summarizes County greenhouse gas emission and climate change issues and plans in the Basin, programs administered by federal, state and special purpose agencies and establishes goals and policies to reduce greenhouse gas emissions. These Climate Action Plan goals and policies include:

**1.2 Goals:** To fulfill the purposes of the CAP (Climate Action Plan), the County identified the following goals to be achieved:

- Provide a list of specific actions that will reduce Greenhouse Gas (GHG) emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefit to the community at the least cost.
- Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB-32.
- Establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA.

To determine whether the Project's GHG emissions were significant, the Kunzman AQR used the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO<sub>2</sub>e per year for all land use types.

**a) Less than Significant Impact.** The proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water and construction equipment. The construction-related GHG emissions were also included and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009.

As shown in Table GHG-1, with the incorporation of project design features (use of ENERGY STAR™ appliances and planting 133 new trees) and compliance with regulation, the proposed Project's GHG emissions would be reduced to 2,626.42 MTCO<sub>2</sub>e per year. Therefore, with incorporation of project design features and compliance with regulation and incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Improved Destination Accessibility, LUT-5 Increased Transit Accessibility and SDT-1 Improved Pedestrian Network (see CalEEMod annual output in the AQR for details), the proposed Project's emissions would not exceed the SCAQMD draft threshold of 3,000 metric tons per year of CO<sub>2</sub>e for all land uses. Given the low GHG emissions based on the level of project design features incorporated into the Project, the Project itself is deemed to be in compliance with the County's GHG emission controls pursuant to both AB-32 and SB-32. Therefore, with incorporation of project design features and compliance with regulation, operation of the proposed Project would not create a significant cumulative impact to global climate change.

**Table GHG-1  
Project-Related Greenhouse Gas Emissions<sup>1</sup>**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO <sub>2</sub>	NonBio-CO <sub>2</sub>	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>2</sup>	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage <sup>3</sup>	0.00	321.17	321.17	0.01	0.00	322.49
Mobile Sources <sup>4</sup>	0.00	2,248.51	2,248.51	0.21	0.00	2,253.70
Solid Waste <sup>5</sup>	4.58	0.00	4.58	0.27	0.00	11.35
Water <sup>6</sup>	1.10	21.96	23.06	0.11	0.00	26.77
Construction <sup>7</sup>	0.00	16.73	16.73	0.00	0.00	16.81
Sequestration <sup>8</sup>						-4.71
<b>Total Emissions</b>	5.68	2,608.38	2,614.07	0.61	0.01	<b>2,626.42</b>
<b>SCAQMD and Riverside County CAP Draft Screening Threshold</b>						<b>3,000</b>
<b>Exceeds Threshold?</b>						<b>No</b>

<sup>1</sup> Source: CalEEMod Version 2016.3.2 (mitigated values [to show reductions from regulation and design features]).

<sup>2</sup> Area sources consist of GHG emissions from consumer products, architectural coatings and landscape equipment.

<sup>3</sup> Energy usage consist of GHG emissions from electricity and natural gas usage.

<sup>4</sup> Mobile sources consist of GHG emissions from vehicles for Year 2020.

<sup>5</sup> Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.

<sup>6</sup> Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

<sup>7</sup> Construction GHG emissions CO<sub>2</sub>e based on a 30-year amortization rate.

<sup>8</sup> CO<sub>2</sub> sequestration from the planting of ~133 trees (94.1640/20 years [trees' lifetime])

**b) Less than Significant Impact.** While the proposed Project will generate greenhouse gas emissions, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed Project is the County of Riverside Climate Action Plan (CAP), which includes goals and policies such as those pertaining to energy and water use reduction, promotion of green building measures, waste reduction and reduction in vehicle miles traveled that are applicable to the proposed Project.

The SCAQMD's tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB-32, the California Global Warming Solutions Act of 2006. AB-32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap, which will be phased in starting in 2012.

Therefore, the Project's emissions meet the threshold for compliance with Executive Order S-3-05. The proposed Project's emissions also comply with the goals of AB-32. Additionally, as the proposed Project meets the current interim emissions targets/thresholds established by SCAQMD, the proposed Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the proposed Project will be required to comply with these regulations as they come into effect.

At a level of 2,626.42 MTCO<sub>2</sub>e per year, the proposed Project's GHG emissions meet the Riverside County CAP and SCAQMD draft local agency tier 3 screening threshold of 3,000 MTCO<sub>2</sub>e per year for all land use types and the proposed Project is in compliance with the reduction goals of the County of Riverside Climate Action Plan, AB-32 and SB-32.

The proposed Project will comply with applicable Title 24 and Green Building Standards and the County of Riverside's policies regarding sustainability (as dictated by the County's General Plan and CAP). The Project's parking of 249 parking spaces will also include 6 electric vehicle parking spaces. Therefore, through compliance with Riverside County and SCAQMD regulations and the incorporation of project design features, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Existing Plans, Programs or Policies: There are no PPPs related to greenhouse gas emissions.

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
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>				
<b>a)</b> 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>b)</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"/>
<b>c)</b> 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"/>
<b>d)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>e)</b> 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:

- Project Application Materials
- Phase I Environmental Site Assessment prepared by ADR Environmental Group, 2017 (ADR 2017)

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. Business owners and operators of the proposed fueling station and possible tractor supply use as well as any future businesses that occupy the proposed Project and use or store hazardous materials would be required to comply with all applicable federal, state and local regulations as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

**a) Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration or physical or chemical characteristics poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates programs that regulate use, storage and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans.

#### **Construction**

Construction activities for the proposed Project would involve transport, use and disposal of hazardous materials such as paints, solvents, oils, grease and calking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. The types of hazardous materials used during construction are not acutely hazardous and all storage, handling, use and disposal of these materials are regulated by existing state and federal laws to which the Project is required to strictly adhere. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant.

#### **Operation**

Operation of the proposed Project includes general commercial uses (restaurants and retail stores) which generally use limited hazardous materials, such as cleaning agents, paints, pesticides, batteries and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

The Project includes a fueling station and possible tractor supply use, which will involve the routine transport, use or disposal of hazardous materials.

These uses, as well as any future use that handles acutely hazardous materials, as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95, would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

In addition, the proposed fueling station and possible tractor supply use, any future businesses handling greater than 500 pounds of solid, 55 gallons of liquid or 200 cubic feet of gaseous hazardous material at any one time are required under Assembly Bill 2185 (AB 2185) to file a Hazardous Materials Business

Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, the business owners and operators of the proposed fueling station and possible tractor supply use as well as any future businesses that occupy the proposed Project and use or store hazardous materials would be required to comply with all applicable federal, state and local regulations as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. Given this oversight, operation of the proposed Project would result in a less than significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.

**b) Less than Significant Impact.** From at least 1938 until sometime between 1938 and 1946, the subject Property was utilized for agriculture. From sometime between 1967 and 1978 until sometime between 1994 and 2005, the subject Property was part of an orchard that extended onto the north and east adjoining properties. Since at least 2005, the subject Property has been graded undeveloped land. Between 2006 and 2009, the east adjoining property was developed with the residences observed during the site inspection. Prior to its development and since at least 1938, the east adjoining property was structurally undeveloped land. The south, west and north adjoining properties have been structurally undeveloped land since at least 1938. Regulations in place prior to grading required the site to be tested for hazardous materials and remediated.

As described above, construction and operation activities of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment used in project construction has the potential to release gas, oils, greases and solvents. Spills of paint and other finishing substances are possible. However, the amount of hazardous materials onsite would be limited and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as relevant construction BMPs (through implementation of a required SWPPP mandated by PPP WQ-2) to prevent a hazardous materials release and to promptly contain and clean up any spills. This would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County in order to receive construction permits, the Project's construction-related impacts would be less than significant.

The proposed restaurant and retail commercial uses would utilize and store small quantities of hazardous materials such as cleaners, solvents, paints and pesticides. These types of hazardous materials are not acutely hazardous and are regulated by existing laws that have been implemented to reduce risks related to the use of these substances.

The proposed fueling station and potentially the proposed tractor supply use, as well as any future use that occupies the site and handle hazardous materials, will be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment and impacts would be less than significant.

**c) Less than Significant Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would provide commercial uses that would be permitted and approved in compliance with existing safety regulations, such as the

California Building Code and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways, Cajalco Road and Wood Road would remain open to ensure adequate emergency access to the Project area and vicinity. Impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

**d) Less than Significant Impact.** There are no existing schools within one-quarter mile of the Project site. The Boulder Springs Specific Plan designates 10 acres for a future elementary school site (Boulder Springs Elementary). The construction and operation of the proposed Project would involve the use, storage and disposal of hazardous materials. These hazardous materials would be limited and used and disposed of in compliance with federal, state and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 3. Emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances or waste within one-quarter mile of school and impacts would not occur.

**e) No Impact.** The Phase I Environmental Site Assessment that was prepared for the proposed Project conducted a database search to determine if the Project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the Project site is not located on or near by a site that is included on a list of hazardous materials sites (ADR 2017). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: There are no PPPs related to hazards and hazardous materials.

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
<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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"/>



Sources:

- Riverside County General Plan Figure S-20 "Airport Locations"
- Lake Mathews/Woodcrest Area Plan MJARB Airport Influence Area, Figure 5
- Airport Land Use Commission Riverside County letter dated: July 18, 2017

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, which does not restrict non-residential uses.

**b) No Impact.** In July 2017, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**c) No Impact.** The Project site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict non-residential intensity. Therefore, the Project will not result in a safety hazard for people residing or working in the Project area.

**d) No Impact.** The Project site is not located within the vicinity of a private airstrip or heliport and would not result in a safety hazard related to airstrip or heliport uses.

Existing Plans, Programs or Policies: There are no PPPs related to hazards and hazardous materials.

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
<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- County of Riverside Ordinance No. 754.2 (WQMP)
- Riverside County Flood Control District Flood Hazard Report/Condition
- Flood Insurance Rate Map No. FM06065C1405G (effective date August 28, 2008)
- Drainage Report, Cajalco and Wood Commercial Project prepared by K&A Engineering, Inc., February 2018
- Project Specific Water Quality Management Plan, Cajalco and Wood Commercial Project, prepared by K& A Engineering, Inc., February 2018
- 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

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan and the regulatory

program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are attained.

The Project site has been mass graded in anticipation of commercial development. Underground utilities (storm drains) have been constructed on-site and are designed to capture the 100-year storm event. Currently, stormwater that does not infiltrate into the pervious surfaces on-site drains southwest toward Wood Road.

### **Construction**

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction of the proposed Project would be prevented through implementation of a grading and erosion control plan required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as indicated by PPP WQ-1, listed previously. The SWPPP is required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the Project and would include construction.

BMPs such as:

- Silt fencing, fiber rolls or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process, and PPP WQ-1, would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements and impacts would not occur.

### **Operation**

The proposed Project would introduce commercial uses to the Project site, which would introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, oil and grease from vehicles and a gas station (gasoline and diesel fuel). These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts. Treatment control BMPs would treat stormwater runoff. The proposed Project would install an onsite infiltration basin to treat stormwater, which removes coarse sediment, trash and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria and pesticides). The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HWQ-1.

**Table HWQ-1  
Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
LID Site Design	<p><u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would LID Site be directed to the onsite infiltration basin that would slow and retain runoff.</p> <p><u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin have been incorporated into the Project design to increase the amount of pervious area and on-site retention of stormflows.</p>
Source Control	<p><u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.</p> <p><u>Need for future indoor &amp; structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.</p> <p><u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the Following:</p> <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.</li> </ul>
Treatment Control	<p><u>Biofiltration Systems:</u> The infiltration basin proposed for the Project would detain runoff and filter it prior to discharge.</p>

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed Project, potential pollutants would be reduced to the maximum extent feasible and the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, impacts would not occur.

**b) Less than Significant Impact.** The proposed Project would not deplete groundwater supplies. The Western Municipal Water District (WMWD) provides water serves to the Project area, which receives a large portion of water from imported sources (UWMP 2015). The Project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin and is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors and the Project would not pump water from the Project area (as water supplies would be provided by WMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

Development of the proposed Project would result in a large area of impervious surface on the Project site. However, the Project design includes Bio-infiltration/Detention basins that would capture and infiltrate runoff. The proposed Project includes installation of landscaping that would treat on-site runoff. As a result, the proposed Project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

**c) Less than Significant Impact.** The Project site is not adjacent to, a stream or river. No natural drainage courses are present onsite. The Project site has been mass graded. Underground utilities (storm drains) have been constructed on-site and are designed to capture the 100-year storm event. Currently, stormwater that does not infiltrate into the soils on-site drains southwest toward Wood Road. The Project will construct impervious surfaces (parking areas and commercial buildings). Surface runoff generated by the proposed Project would be conveyed to unlined Bio-retention/Detention planters allowing for infiltration into the underlying soil. Should the infiltration rate of the soil be exceeded, fully bio-treated flows will be discharged via filtered sub-drains to elevated outlets to an existing storm drain. The Project would not substantially alter the existing drainage pattern of the site or course of a stream or river through addition of impervious surfaces.

### **Construction**

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002). This requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed Project and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway and stockpile management (as further described below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

### **Operation**

Surface runoff generated by the proposed Project would be conveyed to unlined Bio-retention/Detention planters allowing for infiltration into the underlying soil. Should the infiltration rate of the soil be exceeded, fully bio-treated flows will be discharged via filtered sub-drains to elevated outlets to an existing storm drain.

The Bio-retention/Detention basins would filter, retain and slowly discharge drainage into the soil, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved and implemented to satisfy the requirements of the adopted NPDES program. This would be verified by the County's Building and Safety Division through the County's permitting and inspection process. With implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process, impacts would be less than significant.

**d) Less Than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. The Project site has been mass graded in anticipation of future commercial development. Mass grading removed the topsoil. Grading activities required for the Project would expose and loosen soil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board. Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-201 0-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion, County and RWQCB regulations mandate that a Stormwater Pollution Prevention Plan (SWPPP) be developed by a QSD (Qualified SWPPP Developer). PPP WQ-1 and PPP WQ-2 would implement this. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and loss of topsoil and to identify erosion control BMPs (best management practices) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. In compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements and BMPs to be mandated by the County's Department of Building and Safety project review process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of topsoil and landscaping adjacent to proposed buildings, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist during operation of the proposed Project. In addition, the hydrologic features of the proposed Project have been designed to slow, filter and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational Best Management Practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil on-site or off-site would be less than significant.

**e-f) Less than Significant Impact.** As described above in response 23a, the runoff generated by the proposed Project would be conveyed to Bio-infiltration/Detention basins that would be developed on-site. These filters, retain, allow infiltration or discharge filtered runoff into a storm drain. The basins have been sized to accommodate anticipated flows and would control drainage such that it would not exceed the capacity of the existing and planned stormwater drainage system. The Project would not increase the rate or amount of surface runoff which would result in flooding on-site or off-site or exceed the capacity of existing or planned stormwater drainage systems.

In addition, a WQMP is required to be developed, approved and implemented to satisfy the requirements of the adopted NPDES program. The County's Building and Safety Division would verify this through the permitting and inspection process to ensure the proposed Project would not provide additional sources of polluted runoff. As listed previously, implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process would provide that impacts related to pollution runoff would be less than significant. The Project would not provide substantial additional sources of polluted runoff.

**g) No Impact.** Runoff generated by the proposed Project would be conveyed to Bio-infiltration/Detention basins that would be developed on-site. The storm drain conveyance system which includes the basins has been sized to accommodate anticipated flows and would control drainage such that it would not exceed the capacity of the existing and planned stormwater drainage system. The Project would not impede or redirect flood flows.

**h) No Impact.** The Project site is no located within a flood hazard, tsunami, or seiche zone, therefore, the Project will not risk release of pollutants due to project inundation.

**i) No Impact.** The Project is consistent with the County General Plan, Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts on groundwater management. The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Existing Plans, Programs or Policies:

**PPP WQ-1:** Listed previously in Section 18.

**PPP WQ-2:** Listed previously in Section 18.

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
<b>LAND USE/PLANNING</b> Would the project:				
<b>24. Land Use</b>				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 General Plan
- GIS database
- Project Application Materials

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** The Project site is currently vacant. The site has been mass graded. Backbone underground utilities have been installed at the Project site in anticipation of future commercial development consistent with the Boulder Springs Specific Plan. The proposed Project would develop

commercial uses on the Project site. Therefore, implementation of the proposed Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**b) No Impact.** As described in the previous response, the proposed Project would develop commercial uses consistent with the Boulder Springs Specific Plan. Thus, implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Existing Plans, Programs or Policies: There are no PPP's related to land use.

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
<b>MINERAL RESOURCES</b> Would the project				
<b>25. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Potentially 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"/>

Sources:

- Riverside County General Plan Figure OS-6 "Mineral Resources Zones".
- Lake Mathews/Woodcrest Area Plan, Figure 3 Land Use Plan and Table 1 Land Use Designations Summary.

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) No Impact.** The County General Plan Multipurpose Open Space Element designates the Project site within the MRZ-3 Zone (Significance of mineral deposits undetermined). The Project site lies within the boundary of the Lake Mathews/Woodcrest Area Plan. There are no "Mineral Resource Areas identified within the Lake Mathews/Woodcrest Area Plan. No mineral resources were identified within



the HB Ranches (Boulder Springs) Specific Plan by Final EIR 255. The Project site has been mass graded. No mineral resources have been identified in the geotechnical investigations prepared for the proposed Project. Therefore, no impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would occur from implementation of the proposed Project.

**c) No Impact.** There are no existing surface mines or state classified/designated mining areas in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas and impacts related to potential exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: There are no PPP's related to mineral resources.

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
<b>NOISE</b> Would the project result in:				
<b>26. Airport Noise</b>				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-20 "Airport Locations"
- County of Riverside Airport Facilities Map
- County of Riverside, Comprehensive Update to the General Plan, 2008
- Google Earth, 2019
- County of Riverside Planning Department. Specific Plan No. 229 Amendment No. 1 Boulder Springs (formerly H.B. Ranches), May 3, 2004
- Riverside County Airport Land Use Commission "March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014)
- Rull, Paul (Riverside County Airport Land Use Commission) Airport Land Use Commission (ALUC) Development Review Required Jurisdiction Project Case: CUP 3775. Received by Tim Wheeler July 18, 2017
- Wieland Associates, Inc. Acoustical Evaluation for Boulder Springs Planned Community Specific Plan 229A1, Riverside County, October 25, 2002

Background and Conclusion:

Final EIR 255 identified change in noise levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of

commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. The Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport. The Project's impact to Airport Noise will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport, and is identified as being within Compatibility Zone E of the Airport Influence Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Land uses within Compatibility Zone E are not within the 55-CNEL noise contour (ALUCP 2014). Although, occasional overflights may be intrusive to some outdoor activities, the proposed Project does not include any noise sensitive exterior land uses. The proposed Project is consistent with County of Riverside General Plan Noise Element Policy N7.1. The proposed Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft.

**b) No Impact.** The closest private airstrip to the Project site is the Perris Valley Airport located approximately 7.98 miles southeast of Project site. Therefore, the proposed Project would not result in excessive noise related to a private airstrip.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

The following policies found in the County of Riverside General Plan Noise Element are applicable to the Project.

**PPP-NOI 1: County of Riverside General Plan Noise Element Policy N7.1:**

New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport.

As stated above, the Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport, and is identified as being within Compatibility Zone E of the Airport Influence Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Land uses within Compatibility Zone E are not within the 55-CNEL noise contour (ALUCP 2014). The only land use restriction listed for Zone E are major spectator-oriented sports stadiums, amphitheatres, and concert halls beneath principal flight tracks; and a special review for objects greater than 100-feet in height.

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
<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:**

- Google Earth, 2019
- On-site Inspection
- Cajalco + Wood Project Noise Impact Analysis prepared by Ganddini Group, Inc., September 17, 2018
- Cajalco + Wood Project Traffic Impact Analysis prepared by Kunzman Associates, Inc., July 25, 2018
- County of Riverside. Comprehensive Update to the General Plan, 2008
- County of Riverside. Municipal Code, 2015
- County of Riverside Planning Department. Specific Plan No. 229 Amendment No. 1 Boulder Springs (formerly H.B. Ranches), May 3, 2004
- Riverside County Department of Public Health. Guidelines for Determining and Mitigating Traffic Noise Impacts, 2009
- Wieland Associates, Inc. Acoustical Evaluation for Boulder Springs Planned Community Specific Plan 229A1, Riverside County, October 25, 2002

**Background and Conclusion:**

Final EIR 255 identified change in noise levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The Noise Study prepared for Specific Plan Amendment 229A1 and its CEQA Addendum states that as a result of the project, established communities in the study area will be exposed to noise from several new sources, including activities at the commercial center. Page 2 lists design measures that can be incorporated into future Specific Plan projects to minimize potential noise impacts related to operation of the commercial center including:

1. Proper site design to use the proposed commercial and community buildings to shield the noise-sensitive areas from traffic and stationary noise sources.
2. Noise barriers at the property lines of the commercial, school, park and community use areas to shield the residential community from the on-site noise sources.
3. Limiting activities at the commercial center, school, park, and community use area to the hours of 7:00 AM to 10:00 PM.

The above measures have been incorporated into the proposed Project design.

The noise study shows that build-out of the Specific Plan would result in increases in noise levels along affected roadways ranging between 0 to 3.5 dB. Two roadway segments anticipated to have increases of more than 3 dB include Cajalco Road from Wood Road to Starglow Drive and Wood Road from north of Cajalco Road to north of Markham Street. The noise study stated construction noise associated with buildout of the Specific Plan would cause increases in the ambient noise levels but would be less than significant as long as construction occurs within the hours of 7:00 AM and 7:00 PM. The noise study also provides measures to minimize impacts associated with construction noise including:

1. To minimize annoyance, construction activities should be limited to daytime hours of 7:00 AM to 5:00 PM
2. All construction equipment should be fitted with properly sized mufflers.
3. Noisy equipment items should be located as far as practicable from the surrounding residential properties.

The project level analysis, presented below finds that project generated vehicle traffic may result in increases in noise levels between approximately 0.04 to 2.37 dBA CNEL. These findings are consistent with the expected increase in noise levels found in the noise study prepared for Specific Plan Amendment 229A1 and its CEQA Addendum. The following project level analysis finds that noise impacts will not result in significant impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

#### Findings of Fact:

**a) Less than Significant Impact.** Land uses in the vicinity of the Project site that may be affected by project generated noise include the single-family detached residential dwelling units east of the Project site.

#### **On-Site Operational Noise**

The operational stationary noise standard that applies to the proposed Project is the 65/45 dBA Leq established by the Dept. of Industrial Hygiene and included in the General Plan and presented as a threshold in the Noise Study prepared for Specific Plan 229A1 and EIR 255.

#### *County of Riverside General Plan Noise Element*

The County of Riverside General Plan has not established numerical criteria to determine if an increase due to a stationary noise sources is substantial. It does however set forth stationary noise standards for daytime and nighttime hours. Specifically, the County of Riverside General Plan Noise Element requires 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:

- 45 dBA – 10 minute noise equivalent level (Leq), between the hours of 10:00 PM and 7:00 AM (nighttime standard)
- 65 dBA – 10 minute noise equivalent level (Leq) between the hours of 7:00 AM and 10:00 PM (daytime standard)

The Wieland report included a list of mitigation measures for operational noise impacts. Appropriate measures in this list have been implemented by the residential tract constructed adjacent to the east. These measures have been included in the noise model for the proposed Project.

The SoundPLAN noise model was utilized to model peak hour on-site project operational noise at nearby sensitive receptors for the proposed Project. The SoundPLAN model is a three-dimensional software that utilizes algorithms (based on the inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. Noise associated with the proposed parking lots, fueling stations, car wash, and drive-through speakers were modeled. Parking lot noise was modeled with 158 parking spaces and 296 peak hour trips per the Traffic Impact Analysis (Kunzman Associates, Inc. 2018) prepared for the proposed Project. Project generated noise associated with the drive-thru fast-food restaurant speakers were modeled using representative noise data from the SoundPLAN model. Noise associated with car washes will vary depending upon the design and the proposed equipment. A conservative reference noise level associated with a 15 horsepower blower/dryer<sup>2</sup> was utilized for modeling purposes. This noise reference level (96 dB at 1 meter) was multiplied by seven to represent a typical drive-thru car wash and converted to a sound power level prior to being inserted into the SoundPLAN model. A sound power level of 95.4 dB was utilized to model the entrance of the car wash. This assumes that the blowers are 10 feet within the tunnel area. The fueling area was modeled as an area source with a sound power level of 65 dB at every square meter to represent conversation, vehicles coming and going and amplified music.

The existing measured ambient noise level at the Project site is 41.3 dBA Leq. Figures 5 and 6 of the Noise Impact Analysis (Ganddini Group 2018) show that the modeled exterior noise levels at the property lines of the nearest sensitive receptors are expected to range between 56 and 59 dBA Leq during peak-hour Project operation. Therefore, it is anticipated that the Project will result in increases in the ambient noise level by greater than 5 dB. This increase occurs during peak-hour operations and would not occur during the nighttime hours.

Although the build-out of the Specific Plan and the proposed Project may result in substantial increases over existing levels, it is not expected to cause noise levels that violate the County's noise standards for residential land uses. Therefore, while the proposed Project will result in a substantial increase over the existing on-site conditions, the proposed Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels projected for build-out of the Specific Plan.

#### **Off-Site Project Generated Vehicle Noise Impacts**

The proposed Project is within the Boulder Springs Specific Plan No. 229A1. A Noise study was prepared for the Specific Plan in October 2002 (Wieland Associates, Inc. 2002). Noise impacts associated with a substantial permanent increase in ambient noise levels above existing due to future traffic noise in the study area was addressed in the Wieland Noise study prepared for the Specific Plan. The Wieland Noise study found that the traffic noise levels in the study area would have increases ranging from 0 to 3.5 dB due to the addition of Specific Plan generated vehicle traffic. The two roadway segments that were anticipated to have over a 3 dB increase were Cajalco Road from Wood Road to Starglow Drive and Wood Road from north of Cajalco Road to north of Markham Street.

Roadway noise impacts would be considered significant if the Project increases noise levels at a noise sensitive land use by 3 dBA CNEL and if: (1) the existing noise levels already exceed the applicable land use compatibility standard for "clearly compatible", or (2) the Project increases noise levels from below the applicable standard to above the standard. The type of sensitive receptor that may be

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<sup>2</sup> Reference sound pressure level provided by MACNEIL Wash Systems, October 2007

impacted by project generated vehicle noise in this case is single-family residential and the County's clearly compatible noise standard for this type of land use is 60 dBA CNEL.

In order to quantify the Project's contribution to existing ambient noise levels, existing traffic noise levels, and worst-case project generated traffic noise levels were modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108, for all road segments affected by Project generated vehicle noise.

Existing and Existing Plus Project vehicle mixes were obtained from the Project's Traffic Impact Analysis (Kunzman Associates, Inc., 2018). Vehicle/truck mixes and D/E/N splits for use in acoustical studies published by the Riverside County Department of Industrial Hygiene were utilized for noise modeling. Existing Plus Project vehicle mixes were calculated by adding the proposed Project trips to existing conditions.

As shown in Table N-1, modeled Existing traffic noise levels range between 54.9-77.6 dBA CNEL and the modeled Existing Plus Project traffic noise levels are expected to range between 55.2- 77.7 dBA CNEL at 50 feet from the centerline of each modeled road segment. A substantial increase would require an increase of 3 dBA CNEL as well as either an existing exceedance of the land use compatibility standard or an increase in noise levels from below the 60 dBA CNEL standard to above the 60 dBA CNEL standard. As shown in Table N-1 all modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.04 to 2.37 dBA CNEL).

The only increase above 1 dB would be along Wood Road from Cajalco Road to Carpinus Drive. Land uses adjacent to this road segment are currently agricultural land and vacant land. The Noise report for Specific Plan 229A1 identified that noise levels along this road segment would increase by at least 3 dBA Leq. The proposed project would not result in new significant impacts.

**Table N-1  
Change in Existing Noise Levels Along Roadways as a Result of Project (CNEL)<sup>1</sup>**

Roadway	Segment	Modeled Noise Levels (CNEL) @ 50 feet from centerline				
		Existing Without Project	Existing Plus Project	Change in Noise Level	Exceeds Standards	3 dB Increase
Harley John Road	North of Cajalco Road	72.6	72.7	0.10	YES	NO
Wood Road	North of Mariposa Road	68.1	68.3	0.26	YES	NO
	Mariposa Road to Markham St	69.0	69.5	0.47	YES	NO
	South of Markham Street	70.1	70.7	0.63	YES	NO
	North of Carpinus Drive	68.8	69.7	0.88	YES	NO
	Carpinus Drive to Cajalco Road	68.4	70.8	2.37	YES	NO
Alexander Street	North of Cajalco Road	64.7	65.1	0.47	YES	NO
	South of Cajalco Road	64.1	64.3	0.14	YES	NO
Mariposa Avenue	West of Wood Road	59.0	59.3	0.27	NO	NO
	East of Wood Road	67.0	67.2	0.18	YES	NO
Markham Street	East of Wood Road	65.4	65.8	0.40	YES	NO
Carpinus Drive	East of Wood Road	54.9	55.2	0.35	NO	NO
Cajalco Road	West of Harley John Road	77.2	77.2	0.04	YES	NO
	East of Harley John Road	77.6	77.7	0.08	YES	NO
	West of Wood Road	77.3	77.4	0.18	YES	NO
	Wood Road to Carpinus Drive	76.9	77.2	0.24	YES	NO
	Carpinus Drive to Alexander St	76.8	76.9	0.11	YES	NO
	East of Alexander Street	75.9	76.0	0.05	YES	NO

<sup>1</sup> Exterior noise levels calculated 5-feet above pad elevation, perpendicular to subject roadway.

**Off-site Project Generated Noise Impacts to Sensitive Receptors**

Existing single-family detached residential dwelling units to the east will be subject to temporary short-term noise impacts from the transport of workers, the movement of construction materials to and from the Project site, ground clearing, excavation, final grading, and building activities.

Typical noise sources and noise levels associated with the site grading phase of construction are shown in N-2. Site grading is expected to produce the highest sustained construction noise levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

**Table N-2  
Typical Construction Equipment Noise Levels<sup>1</sup>**

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrappers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

<sup>1</sup> Source: Bolt, Beranek & Newman; Noise Control for Buildings and Manufacturing Plants, 1987.

A likely worst-case construction noise scenario during grading that assumed the use of a grader, a dozer, a water truck (modeled as a dump truck), two (2) backhoes, and an excavator operating between 120 and 300 feet from the nearest sensitive receptor (single-family detached residential dwelling unit located approximately 110 feet to the east) was modeled using the Road Construction Noise Model (RCNM). Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels have the potential to reach 74.9 dBA Leq and 77.4 dBA Lmax at the nearest sensitive receptor, a single-family detached residential dwelling unit located approximately 110 feet to the east, during grading.

Construction noise will result in temporary and periodic increases in the ambient noise levels above the existing within the Project vicinity. In order to minimize this impact, the County of Riverside has adopted Ordinance 847 which limits construction to between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. Construction is anticipated to occur during the permissible hours according to the County's Code. Adherence to these hours for construction activities, and implementation of the best management construction practices that are included in the Project description will minimize construction noise impacts. Impacts related to construction noise would be less than significant.

**Compliance with the General Plan, Noise Ordinance, and Applicable Standards**

Development of the proposed Project will not result in 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.



The County of Riverside General Plan has set forth goals and policies regarding noise/land use compatibility and established stationary noise standards to prevent noise nuisances between land uses and to minimize impacts related to construction noise.

### **Project Construction Noise**

#### *County of Riverside Ordinance 847*

As discussed previously, the County of Riverside has adopted Ordinance 847 which limits construction to between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. The proposed Project would comply with the County's construction regulations. Therefore, construction noise would not result in an impact related to the exposure of persons to or generation of noise levels in excess of regulations.

### **Project Operational Noise**

#### *County of Riverside General Plan Noise Element*

As discussed previously, the Riverside County Office of Industrial Hygiene has established noise standards for stationary noise sources that apply to Project generated operational noise. These standards have been incorporated into the Noise Element of the General Plan.

As shown on Figures 5 and 6 of the Noise Impact Analysis (Ganddini Group 2018), the modeled future operational noise levels are expected to range between 56 and 59 dBA Leq along the western property lines at the nearest sensitive receptors (single-family detached residential dwelling units). Project operational noise is not expected to exceed either the County daytime exterior noise standard of 65 dBA Leq or the County nighttime exterior noise standard of 45 dBA Leq. Operations of the proposed Project 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.

Project Construction and operation will result in short-term construction noise, long-term operational noise and offsite traffic noise. The project site has been mass graded. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project noise impacts. Temporary and permanent increases in noise levels will not exceed the noise levels projected in Final EIR 255 and its addendum. Therefore, the proposed Project will not result in the generation of new noise impacts beyond those previously approved for the Project.

**b) Less than Significant Impact.** Construction activity can result in varying degrees of ground vibration, depending on the equipment used on site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table N-3 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

**Table N-3  
Vibration Source Levels for Construction Equipment<sup>1</sup>**

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(Slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

<sup>1</sup> Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

The nearest existing structure to the Project site is located approximately 110 feet to the east of the Project site. As shown in Table N-4, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. Primary sources of vibration during construction would be from bulldozers. As shown in Table N-3, a large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 110 feet, a bulldozer would yield a worst-case 0.01 PPV (in/sec) which is below the level at which groundborne vibration becomes annoying, and below any risk of architectural damage. Temporary vibration levels associated with Project construction would be less than significant.

**Table N-4  
Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration<sup>1</sup>**

Vibration Level Peak Particle Velocity (PPV)	Human Reaction	Effect on Buildings
0.006–0.019 in/sec	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type
0.08 in/sec	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10 in/sec	Level at which continuous vibration begins to annoy people	Virtually no risk of “architectural” (i.e., not structural) damage to normal buildings
0.20 in/sec	Vibrations annoying to people in buildings	Threshold at which there is a risk to “architectural” damage to normal dwelling – houses with plastered walls and ceilings
0.4–0.6 in/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage

<sup>1</sup> Source: California Department of Transportation. Transportation and Construction Vibration Guidance Manual, Chapter 6 Tables 5 and 12, September 2013.

Project Construction will result in short-term ground vibration from earth moving and construction equipment. The project site has been mass graded. Much of the ground-borne vibration and noise has already occurred. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project ground-borne vibration and noise impacts. Temporary and permanent increases in ground-borne vibration and noise levels will not exceed the ground-borne vibration and noise levels projected in Final EIR 255 and its addendum. Therefore, the proposed Project will not result in the generation of new ground-borne vibration and noise impacts beyond those previously approved for the Project.

Existing Plans, Programs or Policies: There are no PPP’s related to noise effects by the 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
<b>PALEONTOLOGICAL RESOURCES</b>				
<b>28. Paleontological Resources</b>				<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

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

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** Potential impacts to paleontological resources and unique geological features were addressed in Final EIR 255. The site contains no unique paleontological resources or geological features. The site has been mass graded. The proposed Project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Existing Plans, Programs or Policies: There are no PPP's related to paleontological resources.

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
<b>POPULATION AND HOUSING</b> Would the project:				
<b>29. Housing</b>				
a) Displace substantial numbers of existing people or 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) Induce substantial unplanned 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:

- Project Application Materials
- GIS database
- Riverside County General Plan Housing Element

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a-c) No Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. The mixture of land uses within the Boulder Springs Specific Plan, their spatial relationships to one another and their compatibility with adjacent existing and proposed land uses have been determined to be compatible by the County at the time of approval of the HB Ranches Specific Plan 229 and again when the County approved Amendment #1 to the Specific Plan (which renamed the Specific Plan the "Boulder Springs Specific Plan"). Fifteen (15) acres of commercial land use was included within the Boulder Springs Specific Plan to meet the needs of the future residents within the Specific Plan.

The Project site has been mass graded in anticipation of commercial development. Development of the proposed Project will provide neighborhood serving commercial uses in close proximity to existing and proposed residential uses. The proposed Project will not displace existing people of housing, create a demand for additional housing, or induce substantial unplanned population growth either directly or indirectly.

**Existing Plans, Programs or Policies:** There are no PPP's related to population and housing.

**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
<b>PUBLIC SERVICES</b> 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 following public services:				
<b>30. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:**

- Riverside County General Plan Safety Element
- Riverside County Fire Department website: [www.rvcfire.org](http://www.rvcfire.org)

### Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

### Findings of Fact:

**a) Less than Significant Impact.** The Project site is located within three (3) miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 4 (Lake Mathews Station), located at 16453 El Sobrante Road, Riverside, CA 92503, approximately 2.5 miles by road from the Project site.
- Riverside County Station 59 (Mead Valley Station), located at 21510 Pinewood Street, Perris, CA 92570, approximately 2.75 miles by road from the Project site.

Implementation of the proposed Project would be required to adhere to the Uniform Fire Code, as included in the County's Municipal Code Section 8.32 and would be reviewed by the County's Department of Building and Safety to ensure that project plans meet the fire protection requirements.

The new commercial structures and increase in employees that would occur from implementation of the proposed Project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services. However, the increase in people onsite is limited and would not increase demands such that provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed Project would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to fire services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP PS-1:** Ordinance No. 659: 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 projects described and defined in this Ordinance and it establishes the authorized uses of the fees collected.

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
<b>31. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Riverside County Sheriff Department website: [www.riversidesheriff.org](http://www.riversidesheriff.org)
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project site is located 8.5 miles by road from the Riverside County Sheriff Department station located in the City of Perris (137 N. Perris Blvd. Suite A, Perris, CA 92570), which currently serves the project region.

The proposed Project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include theft of building materials and construction equipment, malicious mischief, graffiti and vandalism. Operation of the commercial use is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the Project design by providing low-intensity security lighting and security cameras. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the Project, the need for law enforcement services from the Project would not result in the need for new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new

commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to Sheriff Services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed in response 30).

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
<b>32. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Val Verde School District correspondence
- FEIR 255

Background and Conclusion:

Final EIR 255 identified impacts to schools as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The Project is a commercial project that would not directly generate students. As described previously, the proposed Project is designed to serve the needs of the Boulder Springs Specific Plan and immediate Project vicinity. The employees needed to operate the commercial uses are anticipated to come from within the Project region.

All projects within the County, including the proposed Project, is required to pay School Mitigation Impact fees, as included by PPP-PS-2, listed below. Overall, impacts related to schools would be less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

**PPP PS-2:** School Mitigation: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

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
<b>33. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The proposed Project is a commercial use that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the Project site. Substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the proposed Project would be less than significant.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-1.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 30).

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
<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- FEIR 255

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a) Less than Significant Impact.** The proposed Project is a commercial use that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region. The proposed Project is not anticipated to generate substantial need for health services. Impacts related to health services from implementation of the proposed Project would be less than significant.

**Existing Plans, Programs, or Policies:** There are no PPP's related to health services.

**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
<b>RECREATION</b> Would the project				
<b>35. Parks and Recreation</b>				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be 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"/>

**Sources:**

- FEIR 255
- 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

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior

to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) Less than Significant Impact.** The proposed Project would develop commercial uses. The Project does not include development of recreational facilities. The proposed Project is not anticipated to result in an influx of new residents. The employees needed to operate the proposed commercial uses are anticipated to come from the region. Thus, the proposed Project would not generate a substantial population that would require construction or expansion of recreational facilities or a significant use of existing neighborhood or regional parks and recreation facilities such that substantial physical deterioration would occur or be accelerated. Project impacts would be less than significant.

Riverside County Ordinance No. 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

**c) No Impact.** The Project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 30).

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
<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure C-6 Trails and Bikeway System
- Riv. Co. Open Space and Conservation Map for Western County trail alignments
- Specific Plan 255A1
- FEIR 255 and its Addendum

Background and Conclusion:

Specific Plan 229A1 includes recreational trails. Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with

Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) No Impact.** There are no existing recreational trails within or adjacent to the Project site. The Project does not include the construction or expansion of a trail system. The proposed Project will have no impact to recreational trails.

Existing Plans, Programs or Policies: There are no PPP's related to recreational trails.

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
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>37. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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otherwise substantially decrease the performance or safety of such facilities?

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Sources:

- Riverside County General Plan
- Boulder Springs Specific Plan 229A1
- FEIR 255
- Cajalco + Wood Project Traffic Impact Analysis (Revised) prepared by Kunzman Associates, Inc., July 17, 2019 (2019 TIA)

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. EIR 255 states on page 73 that "The project will generate traffic in the project vicinity. Increased levels will necessitate area road improvements." Traffic-related impacts associated with the Specific Plan stated that "For future traffic conditions, roadways in the vicinity of the site will operate within acceptable levels, with improvements." Improvements included traffic signals at the intersections of Wood Road at Cajalco Road, Loop A at Cajalco Road, Loop B at Cajalco Road, and Clark Street at Cajalco Road. The intersections of Wood Road at Cajalco Road and Clark Street at Cajalco Road are currently signalized. The Loop A and Loop B roadways have been redesigned with changes in traffic patterns since the H.B. Ranches Traffic Study prepared by Kunzman Associates, December 23, 1987, and therefore no longer meet the traffic signal requirements as identified in the aforementioned traffic study.

The following mitigation measure for Specific Plan traffic impacts is listed in adopting Resolution 88-476.

**Mitigation:** The Road Department has specified Conditions of Approval. Road improvements within the project boundaries shall be built according to Road Department requirements. The applicant shall participate in the Traffic Signal Mitigation Program and other measures as required by the Road Department.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. The Project includes the following road improvements:

1. Wood Road at Project North Access: Construct a traffic signal.
2. Wood Road at Cajalco Road: Construct a second westbound through lane and receiving lane.
3. Alexander Street at Cajalco Road: Construct a second westbound through lane and receiving lane.

**Traffic Threshold:** The project site is located in a Community Development area. As described in the Riverside County General Plan Policy C 2.1, LOS D may be allowed in Community Development areas. Thus, the LOS threshold is LOS D.

**Traffic Study Area and Existing Conditions:** The roadways included in the 2018 Traffic Impact Analysis (TIA) study area include Harley John Road, Smith Road, Wood Road, Alexander Street, Mariposa Avenue, Markham Street, Carpinus Drive and Cajalco Road. To identify existing traffic conditions, traffic counts at the study intersections were conducted in December 2014 and July 2018. As shown in Table 1 of the 2018 TIA, the study intersections are currently operating within acceptable LOS D or better during the weekday morning and evening peak hours under Existing Conditions. Therefore, the Project's impacts to traffic will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a) Less than Significant Impact.** The proposed Project would develop and operate a fast-food restaurant with drive-through totaling 3,200 square feet, 42,683 square feet of commercial retail and a 16 fueling position service station with convenience market on the Project site. As shown in Table 2 in the 2018 TIA, the proposed Project would generate a total of approximately 3,703 daily trips; 230 would occur in the morning peak hour and 317 would occur during the evening peak hour.

Based on the location of the proposed Project, it is likely that most regional project trips would utilize Cajalco Road to travel east or west and Wood Road to travel north. The remaining local trips would utilize local streets to travel to/from nearby neighborhoods.

**Existing Plus Project:**

An intersection operations analysis was conducted for the study area to evaluate the Existing Plus Project weekday morning and evening peak hour conditions with the Project. As shown in Table 4 of the 2018 TIA, the intersection of Wood Road/Cajalco Road would deteriorate from LOS D to LOS F during the morning peak hour with addition of the Project trips. However, the study intersections are forecast to operate at satisfactory LOS D or better during the weekday morning and evening peak hours with the addition of a westbound through lane (consistent with the Riverside County General Plan Circulation Element) at the intersection of Wood Road/Cajalco Road. Therefore, impacts would be less than significant in the Existing Plus Project condition.

**Existing Plus Ambient Growth Plus Project:**

Existing Plus Ambient Growth Plus Project traffic volumes were determined by adding a growth rate of 2 percent per year to the Existing traffic volumes. These traffic volumes were then added to the vehicular trips that would be generated by the proposed Project to determine Existing Plus Ambient Growth Plus Project traffic volumes. As shown in Table 5 of the 2018 TIA, the intersection of Wood Road/Cajalco Road would deteriorate from LOS D to LOS F during the morning peak hour with addition of growth and the Project trips and the intersection of Alexander Street/Cajalco Road would deteriorate from LOS D to LOS E during the morning peak hour with addition of growth and the Project trips. However, the study intersections are forecast to operate at satisfactory LOS D or better during the weekday morning and evening peak hours with the addition of a westbound through lane (consistent with the Riverside County General Plan Circulation Element) at the intersections of Wood Road/Cajalco Road and Alexander Street/Cajalco Road. Therefore, impacts would be less than significant in the Existing Plus Ambient Growth Plus Project condition.

**b) No 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. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to

meet federal Congestion Management System guidelines as well as State CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects such as the proposed Project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a CMP facility to fall to below the LOS E standard. As described in the response above, the study intersections are not projected to exceed LOS D with Riverside County General Plan Circulation Element improvements and thus, would not fall below LOS E. Therefore, the proposed Project would not result in a conflict with an applicable CMP and impacts would not occur.

**c) No Impact.** As described above, the proposed Project is approximately five miles from the March Air Reserve Base. Due to the distance, the proposed Project would not result in a change in air traffic patterns and impacts would not occur.

**d) No Impact.** There are no navigable waterways in the vicinity of the Project site. Thus, the Project would not alter waterborne traffic. The proposed Project is 4 miles from the railroad that parallels the I-215 Freeway. Due to the distance, the proposed Project would not alter railroad traffic. In addition, as described above, the proposed Project is approximately 5 miles from the March Air Reserve Base. Due to the distance, the proposed Project would not alter air traffic and impacts would not occur.

**e) Less than Significant Impact.** The proposed Project includes only commercial retail uses. There are no proposed uses that would be incompatible. The proposed Project would also not increase any hazards related to a design feature. Operation of the proposed Project would involve delivery trucks entering and exiting the Project site from Wood Road via driveways designed to accommodate delivery trucks. Passenger vehicles would enter and exit the site using the same driveways. The on-site circulation design prepared for the proposed Project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed Project would be less than significant. In addition, as shown in Tables 4, 5, and 6 of the 2018 TIA, project driveways are forecast to operate at acceptable LOS during the morning and evening peak hours for all project traffic conditions. Based on the LOS and the design of the driveways, vehicles and delivery trucks entering and exiting the Project site would be able to do so without undue congestion. As such, Project access would be adequate and impacts related to hazardous design features would be less than significant.

**f) Less than Significant Impact.** The proposed Project would not result in the altered need for road maintenance. However, as described above, the proposed Project would generate a total of approximately 3,703 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use, as included in PPP PS-1. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the proposed Project would provide funding for future roadway maintenance needs. Impacts related to roadway maintenance needs would be less than significant.

**g) Less than Significant Impact.** As described above, implementation of the proposed Project in the Existing condition, in 2018, and in the Cumulative 2020 conditions would not generate significant traffic impacts. As described in the Project Description, the construction of the proposed Project is anticipated to take approximately 18 months and would include transportation of equipment, materials and workers to/from the Project site. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in the 2018 TIA. Therefore, traffic impacts related to construction activities would be less than significant.

**h) Less than Significant Impact.** The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the driveways to Wood Road, a minimum of one lane would remain open to ensure adequate emergency access to the Project area and vicinity and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from Wood Road, which is adjacent to the Project site. The proposed Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations Part 9). As such, the proposed Project would not result in inadequate emergency access, and impacts would be less than significant.

**i) Less than Significant Impact.** There are no bicycle lanes or public transit routes located adjacent to the Project. A sidewalk is provided on Wood Road adjacent to the Project site. The proposed Project would not alter any existing off-site bicycle or pedestrian facilities. Development of the commercial retail uses is not expected to significantly increase bicycle, pedestrian or transit trips. Therefore, the proposed Project would not result in conflicts related to public transit, bicycle or pedestrian facilities and impacts would not occur.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 36).

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
<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source:

- Riverside County General Plan

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

There are no existing recreational trails within or adjacent to the project site. A multi-purpose trail exists north of the project site along Carpinus Drive. Additional trails are identified within the Boulder Springs Specific Plan. The Project will comply with County Ordinance No. 659. Therefore, the Project's impacts to bike trails will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the



severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a) Less than Significant Impact.** The Project site is surrounded by roadways, developed lands and undeveloped parcels that were previously used for agriculture. There are no existing recreational trails within or adjacent to the Project site. A multi-purpose trail exists north of the Project site along Carpinus Drive. Additional trails are identified within the Boulder Springs Specific Plan.

Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

**Existing Plans, Programs or Policies:** **PPP PS-1: Ordinance No. 659** (Listed previously in response 36).

**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
<b>TRIBAL CULTURAL RESOURCES</b> Would the project				
<b>39. Tribal Cultural Resources</b>				
a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:**

- County Archaeologist
- AB52 Tribal Consultation
- Project Application Materials

**Background and Conclusion:**

Final EIR 255 identified impacts to archaeology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Based on the information gathered by Planning and the information provided by the consulting tribes, 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. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) No Impact.** In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Consultation was not requested by the Ramona Band of Indians, the Quechan Indian Nation, the Pala Band of Mission Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians or the Cahuilla Band of Indians.

Consultation with Pechanga was initiated on September 26, 2017 and this Project was discussed. The tribe informed Planning that they had been present during the prior grading of the property and would not be requesting monitoring for this Project. No Tribal Cultural Resources were identified by the tribe. Draft conditions of approval were sent to the tribe on September 28, 2017 and the final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

A letter was received from the Rincon tribe dated August 22, 2017 informing Planning that the tribe had knowledge of one place name associated with the Project area. On September 06, 2017 the previous monitoring report was provided to the tribe. This Project was discussed in a meeting held on October 04, 2017. No Tribal Cultural Resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

On September 06, 2017 the previous monitoring report was provided to the Soboba tribe. A face-to-face meeting was held on November 22, 2017 in which this Project was discussed. No tribal cultural resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, 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.

Existing Plans, Programs or Policies: There are no PPPs related to tribal cultural resources.

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
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>40. Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage systems whereby the construction or relocation 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 and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Sources:**

- Western Municipal Water District “Will Serve” letter dated March 8, 2018
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

**Background and Conclusion:**

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

**Findings of Fact:**

**a-b) Less than Significant Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. “Will Serve” letters were received from Western Municipal Water District (WMWD), the public water and sewer provider for the proposed Project prior to the approval of Specific Plan 229. Utility and Service systems impacts were addressed in FEIR 255. Underground water mains were designed to serve the Boulder Springs Specific Plan prior to the issuance of the mass-grading permit. Water mains have been installed and stubbed out to Planning Area 1. Planning Area 1 has been mass graded. A letter requesting water and sewer service was submitted to WMWD as required prior to the issuance part of a Conditional Use Permit application. A letter was issued by WMWD (March 8, 2018) stating conditions under which water and sewer service would be provided. The proposed Project will comply with all conditions. The proposed Project will complete onsite water lines and pay water connection fees prior to the issuance of building permits. Therefore, the proposed Project will not result in the construction of new or expanded water, wastewater treatment, or stormwater drainage systems, whereby the construction or relocation would cause significant environmental effects beyond that anticipated by Specific Plan 255A1. The proposed Project will have sufficient water supplies available to serve the Project during normal, dry, and multiple dry years.

**Existing Plans, Programs or Policies:** There are no PPPs related to water.

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
<b>41. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Western Municipal Water District "Will Serve" letter dated March 8, 2018
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) Less than Significant Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. "Will Serve" letters were received from Western Municipal Water District (WMWD), the public water and sewer provider for the proposed Project prior to the approval of Specific Plan 229. Utility and Service systems impacts were addressed in FEIR 255. Underground sewer mains were designed to serve the Boulder Springs Specific Plan prior to the issuance of the mass-grading permit. A sewer main beneath the Cajalco Road ROW was constructed and stubbed out to serve Planning Area 1. Planning Area 1 has been mass graded. A letter requesting water and sewer service was submitted to WMWD as required prior to the issuance part of a Conditional Use Permit application. A letter was issued by WMWD (March 8, 2018) stating conditions under which water and sewer service would be provided. The proposed Project will comply with all conditions. The proposed Project will complete onsite sewer lines and pay sewer connection fees prior to the issuance of building permits. Therefore, the proposed Project will not result in the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction of which would cause

significant environmental effects. Adequate sewer capacity is available to serve the Project demand in addition.

Existing Plans, Programs or Policies: There are no PPPs related to sewer.

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
<b>42. Solid Waste</b>				
a) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, of otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction 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"/>

Sources:

- Riverside County General Plan
- Riverside County Waste Management District correspondence
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-b) Less than Significant Impact.** The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. Disposal of solid waste from the Specific Plan was addressed in Specific Plan 229 and FEIR 255. Impacts to landfills were addressed in FEIR 255. The solid waste generated by the Boulder Springs Specific Plan has been incorporated into the long-term development projections for County landfills at the time of Specific Plan approval.

The proposed Project will comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939 that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project

would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to solid waste.

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
<b>43. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; whereby the construction or relocation would 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"/>

Sources:

- Riverside County General Plan
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

**a-g) Less than Significant Impact.** The Project site is vacant. Underground backbone utilities were installed prior to mass grading. The Project site does not currently generate a demand for utilities. Implementation of the proposed Project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities and potentially other governmental services. The Project’s demand on utilities was addressed in Specific Plan 229 and FEIR 255.

The proposed Project will connect to the existing underground utility grid that is available beneath or adjacent to the Project site. Streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines already exist along Wood Rd and Cajalco Road. Backbone underground storm drains exist onsite, which drain to a storm drain along Wood Road. The proposed Project would not result in the construction or relocation of facilities that could cause significant environmental.

Existing Plans, Programs or Policies: There are no PPPs related to utilities.

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
<b>WILDFIRE</b> If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
<b>44. Wildfire Impacts</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- On-site Inspection
- Riverside County General Plan Figure S-11 "Wildfire Susceptibility"
- Lake Mathews/Woodcrest Area Plan Wildfire Susceptibility, Figure 11

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new

or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

The Project is not located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief. Therefore, the proposed Project will have no or less than significant impact on Wildfire.

Findings of Fact:

**a) No Impact.** The Project will comply with federal, state and county emergency response and emergency evacuation plans. Therefore, the proposed Project will not substantially impair an adopted emergency response or emergency evacuation Plan.

**b) Less than significant Impact.** The Specific Plan was designed in compliance with emergency response plan and evacuation plans. During red-flag wind conditions project occupants could be exposed to pollutant concentrations from a wildland/urban fires. Project occupants could be subjected to temporary public safety power shut-offs. The Project site has been mass graded, on-site vegetation is limited consisting of sparse low lying vegetation. The Site represents a very low fire risk.

Once developed, the Project will have improved emergency access, an on-site fire hydrant system and all structures will be constructed with fire retardant materials. Landscaping will meet the requirements of the California Fire Code and Riverside County Municipal Code. Neither the continued buildout of the Specific Plan or the proposed Project will exacerbate wildfire risks.

**c) Less than significant Impact.** The continued buildout of the Specific Plan as well as the proposed Project will require the construction and maintenance of infrastructure, including on-site roadways and underground power lines. Much of the underground infrastructure required to serve the proposed Project was completed during mass grading operations. None of the infrastructure required for the continued buildout of the Specific Plan or the proposed Project will exacerbate fire risks or result in temporary or on-going impacts to the environment.

**d) Less than significant Impact.** Per Riverside County building standards, the Specific Plan including the proposed Project have been designed to protect people and structures from the 100-year storm event. Neither the continued buildout of the Specific Plan or the proposed Project will expose people to significant risks from flooding, landslides.

**e) Less than Significant Impact.** The region is subject to wildfires. During red-flag wind conditions project occupants could be exposed to pollutant concentrations from a wildland/urban fire(s) or on-site fire. Future Project occupants could be subjected to temporary public safety power shut-offs. The continued buildout of the Specific Plan and proposed Project will comply with the California Fire Code and Riverside County Municipal Code. Once developed, the Project will have improved emergency access, an on-site fire hydrant system. All structures will be constructed with fire retardant materials. Landscaping will meet the requirements of the California Fire Code and Riverside County Municipal Code. Therefore, the continued buildout of the Specific Plan and the proposed Project will reduce the risks from exposure of people and structures either directly or indirectly, of loss, injury, or death involving wildfires to less than significant.

Existing Plans, Programs or Policies: There are no PPPs related to wildfire.

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
<b>MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:</b>				
<b>45.</b> 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, substantially 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"/>

Sources:

- Staff review
- Project Application Materials

Findings of Fact:

**No Impact.** The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229A1 within Planning Area 1 which is designated for commercial development. The Subject Property has been mass graded and is devoid of native vegetation. The Subject Property has been maintained in this condition awaiting commercial development. Tribal consultation occurred in compliance with AB 52. The Project will not cause a substantial adverse change in the significance of a Tribal Cultural Resource. Therefore, 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 substantially 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.

<b>46.</b> 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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Sources:

- Staff review
- Project Application Materials

Findings of Fact:

**No Impact.** The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229 within Planning Area 1 which is designated for commercial development. The Final Environmental Impact Report # 255 prepared for Specific Plan 229 and the CEQA Addendum prepared for Amendment #1 to the Specific Plan (SP229A1) evaluated the Specific Plan's cumulative impacts. Mitigation measures were adopted to reduce potentially significant environmental impacts to a level of less than significant. The proposed Project is consistent with the County General Plan, the Lake Mathews/Woodcrest Area Plan and Specific Plan 229A1. Environmental Analysis prepared for the proposed Project did not identify any new potential significant cumulative impacts. All potentially significant effects have been

adequately analyzed in the earlier Final Environmental Impact Report and its Addendum pursuant to applicable legal standards. New regulations (AB52 – Tribal Cultural Resources) have been adopted since the prior Final EIR, and Addendum No. 1, was approved. However, as discussed in the Environmental Assessment, as well as the updated information contained in the technical analysis for the proposed Project, none of the prior impact conclusions from the prior EIR will change, nor will there be any new potentially significant impacts or new mitigation measures required as part of this proposed Project. The Project does not have impacts, which are individually limited, but cumulatively considerable.

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47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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Sources:

- Staff review
- Project application

Findings of Fact:

**No Impact.** The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229 within Planning Area 1 which is designated for commercial development. The Final Environmental Impact Report for Specific Plan 229 and the CEQA Addendum prepared for Amendment #1 to the Specific Plan (SP229A1) evaluated the Specific Plan’s environmental effects that could potentially cause substantial adverse effects on human beings either directly or indirectly. Mitigation measures were adopted in the Final Environmental Impact Report and its Addendum to reduce potentially significant environmental impacts to a level of less than significant. The proposed Project is consistent with the County General Plan and Specific Plan 229A1. Environmental Analysis prepared for the proposed Project did not identify any new potential significant environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. All potentially significant effects have been adequately analyzed in the earlier Final Environmental Impact Report and its Addendum pursuant to applicable legal standards. Some changes or additions to the Final Environmental Impact Report are necessary to incorporate new regulations (AB52 – Tribal Cultural Resources) as well as the updated information contained in the technical analysis for the proposed Project, none of which will result in new potentially significant impacts or new mitigation measures. The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

## VII. 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). Pursuant to California Code of Regulations Section 15152 the County is using the CEQA tiering concept. This Addendum is being tiered with Final EIR 255. Final EIR 255 remains the master environmental document for development of all phases of Specific Plan #229A1.

Earlier Analyses Used, if any: FEIR 255

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

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

## VIII. AUTHORITIES CITED

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

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

Juan C. Perez  
Agency Director



03/09/20, 2:57 pm

TPM37537

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37537. 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 (TPM37537) 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**

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP and/or EXHIBIT(S)

Tentative Parcel Map, dated September 20, 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
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)

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

- School District Impact Compliance
  - 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
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. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - 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)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  - County Design Guidelines
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 document 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.

**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 –

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1 ECP COMMENTS (cont.)**

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.

**E Health. 2 WMWD Water and Sewer**

CUP3775 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

**E Health. 3 WMWD WATER AND SEWER SERVICE**

TPM37537 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

**Fire****Fire. 1 0010-Fire-USE - FIRE SPRINKLERS**

New buildings 3,600 square feet and larger shall have fire sprinkler systems installed in accordance with Riverside County Ordinance 787. This includes the proposed storage buildings.

**Fire. 2 0010-Fire-USE - FIRE FLOW AND HYDRANTS**

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code system.

**Fire. 3 Fire Review**

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.

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****Flood Hazard Report**

Tentative Parcel Map (TPM) 37537 is a proposal to subdivide the existing 9.8 acres into four (4) parcels in the Lake Mathews area. The site is located on the northeast corner of Cajalco Road and Wood Road. This project is located within Boulder Springs Specific Plan (SP 229). This project is being reviewed alongside CUP 3775.

The District's Boulder Springs - Wood Road Storm Drain (project no. 2-0-00292/drawing no. 2-0366) conveys the bulk of the tributary stormwater runoff from the residential tract development to the northeast (Tract Map 33465) to Cajalco Creek located south of the site. This storm drain provides the site with protection from ordinary storm flood hazard, however a storm of unusual magnitude may cause damage. There is still runoff from a tributary area of approximately 8 acres of vacant land to the immediate north of the site. The tentative exhibit shows a proposed riser connecting to the 84-inch storm drain to collect these tributary flows.

It shall be noted that existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. This grading restriction may be applicable to the smaller lateral storm drains that are maintained by the Transportation Department. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result. Additionally, no inlets were constructed for the storm drain within this site. Onsite runoff can be discharged into the storm drain, but the exact location where flows will be conveyed to the storm drain will be determined by the development's grading/drainage plan. An encroachment permit from the District will be required prior to the construction of any connections to any District facility.

This project is associated with an existing District maintained facility, therefore the District will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an incremental increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated February 2018 with the land-use application to address the impacts to water quality that the development of this site would generate. The WQMP proposes two bio-retention basins to mitigate for water quality. The tentative exhibit shows all BMPs are to be located outside the District's right-of-way. Conceptually the water quality mitigation is acceptable to the District, but may need additional work at the final plan check stage.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at

**ADVISORY NOTIFICATION DOCUMENT**

**Flood**

**Flood. 1 Flood Hazard Report (cont.)**

the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project can be directed to Michael Venable at 951.955.1248 or mlvenabl@rivco.org.

**Planning**

**Planning. 1 0010-Planning-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 Federal, State, Local, and Regulatory agencies 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. 2 0010-Planning-USE - NO RESIDENT OCCUPANCY**

No permanent occupancy shall be permitted within the property approved under this tentative parcel map or conditional use permit as a principal place of residence.

**Planning. 3 0010-Planning-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.c.(1).2(f.2e.1)

The proposed project (a shopping center) will consist of 263 parking spaces; including 7 ADA parking spaces and 7 electric vehicle parking spaces.

**Planning. 4 0010-Planning-USE - BEER & WINE RESTRICTIONS**

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.





**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 8****0010-Planning-USE - EXTERIOR NOISE LEVELS**

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

**Planning. 9****0010-Planning-USE - FEES FOR REVIEW**

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

**Planning. 10****0010-Planning-USE - 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. 11****0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 12****0010-Planning-USE - LIMIT ON SIGNAGE**

Signage for this project shall be limited to one (1) monument pylon sign, two (2) tenant monument signs, two (2) gas price monument signs, and the signage for the gas station with its convenience store, drive-thru carwash, and fueling position canopy as shown on APPROVED EXHIBIT(s).





## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 2

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

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

### Planning-CUL

#### Planning-CUL. 1

#### If Human Remains are 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

\* 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.

### Planning-GEO

#### Planning-GEO. 1                      GEO 180009 ACCEPTED

County Geologic Report GEO No. 180009, submitted for the project CUP03775, was prepared by GeoTek, Inc., and is titled; "Updated Geotechnical Report, Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055, and -060, Northeast Corner of Cajalco Road and Wood road, Woodcrest Area of Riverside County, California," dated March 16, 2018. GEO180009 concluded:

1. No active or potentially active fault is presently known to exist at the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. The area of the proposed development is underlain by engineered fill ranging in depths from approximately 13 to 37 feet and that the near finish grade soils have a "very low" expansion potential based on laboratory testing.
3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense material.
4. The potential for landslides is considered negligible for design purposes.
5. 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.

GEO180009 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 of the proposed buildings, the lot reprocessing should minimally consist of moisture conditioning the upper 12 inches of soil to at least optimum moisture content and then spinning off the pad.
3. In areas where removals may be required, a representative from this firm should observe and approve the bottom of all excavations prior to placement of additional engineered fill.

GEO No. 180009 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180009 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                    0015 - Transportation - USE - Landscaping Required**

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

**Transportation. 2                    COUNTY WEB SITE**

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

**Transportation. 3                    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 following link: [http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit -District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

**Transportation. 4                    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

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 4                    DRAINAGE 1 (cont.)**

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. 5                    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. 4 6 0 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. 6                    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. 7                    TS/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.

Harley John Road-Smith Road (NS) at: Cajalco Road (EW)

Wood Road (NS) at: Mariposa Avenue (EW)



**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 7 TS/General Condition (cont.)**

Markham Street (EW) Carpinus Drive (EW) Project North Access (EW) Project South Access (EW) Cajalco 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. 8 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 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.

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****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 or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)



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## 50. Prior To Map Recordation

### Planning

**050 - Planning. 1                      Map - ECS Exhibit                      Not Satisfied**

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

**050 - Planning. 2                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied**

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

**050 - Planning. 3                      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 Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

**050 - Planning. 4                      MAP - FEE BALANCE                      Not Satisfied**

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

**050 - Planning. 5                      MAP - FINAL MAP PREPARER                      Not Satisfied**

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

### Survey

**050 - Survey. 1                      ACCESS RESTRICTION                      Not Satisfied**

Lot access shall be restricted on Cajalco 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.

**050 - Survey. 3                      Obtain Easement                      Not Satisfied**

The project proponent shall provide sufficient required access easement for the construction of the northerly driveway access from the northerly property owner of APN: 321-130-056 & 321-130-059.

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## 50. Prior To Map Recordation

### Transportation

**050 - Transportation. 1 Access - CC&R Not Satisfied**

The project proponent shall provide a recorded legal access to Parcel No. 4 by a Covenants, Conditions & Restrictions (CC&Rs) or by other means as approved by County Survey and Transportation Department.

**050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied**

Prior to map recordation, 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. Street-lights on Cajalco Road and Wood Road.
2. Street sweeping on Cajalco Road and Wood Road.

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. 3 CONSTRUCT RAMP Not Satisfied**

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

**050 - Transportation. 4 CORNER CUT-BACK I 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. 5 Existing Maintained Not Satisfied**

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full-width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

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## 50. Prior To Map Recordation

### Transportation

**050 - Transportation. 5 Existing Maintained (cont.) Not Satisfied**

#### NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.
2. No access shall be allowed from Cajalco Road.
3. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
4. All sign boards shall be moved outside the road right of way.

**050 - Transportation. 6 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>

**050 - Transportation. 7 INTERSECTION/50' TANGENT Not Satisfied**

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

**050 - Transportation. 8 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.

**050 - Transportation. 9 R- O-W DEDICATION 1 Not Satisfied**

Sufficient public street right-of-way along Wood Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

**050 - 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.

**050 - Transportation. 11 SOILS 2 Not Satisfied**

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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## 50. Prior To Map Recordation Transportation

**050 - Transportation. 12 ST DESIGN/IMP CONCEPT Not Satisfied**

The street design and improvement concept of this project shall be coordinated with CUP03775.

**050 - Transportation. 13 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. 14 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-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.







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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 2            0060-Planning-EPD-EPD - NESTING BIRD SURVEY            Not Satisfied**

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for 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.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as

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## 60. Prior To Grading Permit Issuance

### Planning-PAL

**060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied**

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 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 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/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 Trans. and 90 Trans. condition of approvals.

**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 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.

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## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1                      0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT                      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**

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. Please contact (951)358-5172 for additional questions.

**080 - E Health. 2                      Hazmat Tanks                      Not Satisfied**

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

### 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



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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 2 ACCESS RESTRICTION Not Satisfied**

By the project's design, access on Cajalco Road shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Cajalco Road.

**080 - Transportation. 3 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. Street-lights on Cajalco Road and Wood Road.
2. Street sweeping on Cajalco Road and Wood Road.
3. Trails.

**080 - Transportation. 4 ANNEX L&LMD/OTHER DIST Not Satisfied**

Prior to map recordation, 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 Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.
6. All sign boards shall be moved outside the road right of way.

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:

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 4 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied**

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

**080 - Transportation. 5 CORNER CUT BACK I 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.

**080 - Transportation. 6 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 Cajalco Road and Wood Road 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. 7 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. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

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

**080 - Transportation. 9 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

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

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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**80. Prior To Building Permit Issuance**

**Transportation**

**080 - Transportation. 9 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

- 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 Valley-wide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

**080 - Transportation. 10 LSP - LANDSCAPE Within the County ROW Not Satisfied**

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: (contact the Transportation Department-Landscape Division for further details). Irrigation cross-overs in the road shall be shown on road improvement plans.

**080 - Transportation. 11 LSP - LANDSCAPING PROJECT SPECIFIC COA Not Satisfied**

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

**080 - Transportation. 12 R-O-W DEDICATION 1 Not Satisfied**

Sufficient public street right of way along Wood Road shall be conveyed for public use to provide for a 50 foot half width right of way per County Standard No. 94, Ordinance 461.



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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 13 ST DESIGN/IMP CONCEPT Not Satisfied**

The street design and improvement concept of this project shall be coordinated with TPM37537.

**080 - Transportation. 14 TS/Geometrics Not Satisfied**

The intersection of Wood Road (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Wood Road (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

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

The intersection of Wood Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane NOTE: The access shall be restricted to right-in/right-out only. Left-turns are prohibited. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.

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. 15 TS/Signal Design Not Satisfied**

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Cajalco Road (EW) (signal modification) Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

Plan: TPM37537

Parcel: 321130053

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 15 TS/Signal Design (cont.) Not Satisfied**

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

**080 - Transportation. 16 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. 17 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 0080-Waste Resources-USE - RECYCLNG COLLECTION 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 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.

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## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1                      0090-BS GRADE-USE - PRECISE GRADE APPROVAL                      Not Satisfied**

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

### E Health

**090 - E Health. 1                      Hazmat Clearance                      Not Satisfied**

Obtain clearance from the Hazardous Materials Management Division. Any and all permits must be obtained prior to final.

### Flood

**090 - Flood. 1                      0090-Flood-USE 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 website:  
[www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

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                      0090-Flood-USE IMPLEMENT WQMP                      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

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## 90. Prior to Building Final Inspection

### Flood

**090 - Flood. 2                      0090-Flood-USE IMPLEMENT WQMP (cont.)                      Not Satisfied**

prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

### Transportation

**090 - 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 Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
6. All sign boards shall be moved outside the road right of way.

**090 - Transportation. 2                      CONSTRUCT RAMP                      Not Satisfied**

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

**090 - Transportation. 3                      Existing Curb & Gutter                      Not Satisfied**

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within the County right-of-way, including sewer and water laterals, on Wood Road shall be constructed within the 50' half-width 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 driveways shall be constructed in accordance with County Standard No. 207A.

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 3 Existing Curb & Gutter (cont.) Not Satisfied**

2. The southerly driveway shall be a right in/right out access only, a raised curbed median shall be improved to restrict left in/left out movement.

3. All sign boards shall be moved outside the road right of way.

4. The northerly driveway shall be a shared full access with the parcels to the north (APN: 321 130 056 & 321 130 059)

5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.

**090 - Transportation. 4 Existing Maintained Not Satisfied**

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

#### NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.

2. No access shall be allowed from Cajalco Road.

3. No Bio-swales, fossil filters, and/or open drainage ditch shall be allowed within the road right of way.

4. All sign boards shall be moved outside the road right-of-way.

5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

**090 - Transportation. 5 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. 6 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 Cajalco Road and Wood Road.

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 6 LANDSCAPING COMM/IND (cont.) Not Satisfied**

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. 7 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 Cajalco Road and Wood Road.

**090 - Transportation. 8 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. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

**090 - Transportation. 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 STREET LIGHT AUTHORIZATION Not Satisfied**

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

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

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 11 STREET LIGHT AUTHORIZATION (cont.) Not Satisfied**

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

**090 - Transportation. 12 STREET LIGHTS INSTALL Not Satisfied**

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

**090 - Transportation. 13 TS/Signal Installation Not Satisfied**

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Cajalco Road (EW) (signal modification) Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

**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 off-site in each direction of the project site.

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

**090 - Transportation. 15 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

Plan: TPM37537

Parcel: 321130053

## **90. Prior to Building Final Inspection**

### **Waste Resources**

#### **090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION 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. 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, 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. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.





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

Juan C. Perez  
Agency Director



03/06/20, 12:25 pm

CUP03775

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03775. 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 these Plans (CUP03775) 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. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Exhibit A (Title Sheet/Site Plan/Detail Sheets), dated October 9, 2019.
- Exhibit B (Project Site Elevations), dated September 20, 2018.
- Exhibit C (Project Site Floor Plans), dated September 20, 2018.
- Exhibit G (Conceptual Grading Plan), dated September 20, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 27, 2018.
- Exhibit M (Colors Materials & Renderings), dated November 2, 2018.
- Exhibit P (Project Phasing Plan), dated October 9, 2019.
- Exhibit S (Project Signage Plans), dated November 2, 2018.

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****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
  - 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)
  - Current California Building Code (CBC)
  - California Alcoholic Beverage Control License
  
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. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - 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)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  - County Design Guidelines
  
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 DOCUMENT****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.

**E Health. 2 WMWD Water and Sewer**

CUP3775 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

**Fire****Fire. 1 0010-Fire-USE - FIRE SPRINKLERS**

New buildings 3,600 square feet and larger shall have fire sprinkler systems installed in accordance with Riverside County Ordinance 787. This includes the proposed storage buildings.

**Fire. 2 0010-Fire-USE - FIRE FLOW AND HYDRANTS**

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code system.

**Flood****Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT**

Tentative Parcel Map (TPM) 37537 is a proposal to subdivide the existing 9.8 acres into four (4) parcels in the Lake Mathews area. The site is located on the northeast corner of Cajalco Road and Wood Road. This project is located within Boulder Springs Specific Plan (SP 229). This project is being reviewed alongside CUP 3775.

The District's Boulder Springs - Wood Road Storm Drain (project no. 2-0-00292/drawing no. 2-0366) conveys the bulk of the tributary stormwater runoff from the residential tract development to the northeast (Tract Map 33465) to Cajalco Creek located south of the site. This storm drain provides the site with protection from ordinary storm flood hazard, however a storm of unusual magnitude may cause damage.













**ADVISORY NOTIFICATION DOCUMENT****Planning-All****Planning-All. 1****0010-Planning-All-USE - 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-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 Conditional Use Permit and Tentative Parcel Map; 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 and Tentative Parcel Map, 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. 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).

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 2                      0010-Planning-All-USE - HOLD HARMLESS (cont.)**

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

### Planning-CUL

#### **Planning-CUL. 1                      If Human Remains are 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.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning-GEO**

**Planning-GEO. 1                    GEO 180009 ACCEPTED**

County Geologic Report GEO No. 180009, submitted for the project CUP03775, was prepared by GeoTek, Inc., and is titled; "Updated Geotechnical Report, Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055, and -060, Northeast Corner of Cajalco Road and Wood road, Woodcrest Area of Riverside County, California," dated March 16, 2018. GEO180009 concluded:

1. No active or potentially active fault is presently known to exist at the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. The area of the proposed development is underlain by engineered fill ranging in depths from approximately 13 to 37 feet and that the near finish grade soils have a "very low" expansion potential based on laboratory testing.
3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense material.
4. The potential for landslides is considered negligible for design purposes.
5. 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.

GEO180009 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 of the proposed buildings, the lot reprocessing should minimally consist of moisture conditioning the upper 12 inches of soil to at least optimum moisture content and then spinning off the pad.
3. In areas where removals may be required, a representative from this firm should observe and approve the bottom of all excavations prior to placement of additional engineered fill.

GEO No. 180009 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180009 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**Transportation**

**Transportation. 1                    0015 - Transportation - USE - Landscaping Required**

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                    0015 - Transportation - USE - Landscaping Required (cont.)**

controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

#### **Transportation. 2                    COUNTY WEB SITE**

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

#### **Transportation. 3                    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 following link: [http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit -District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

#### **Transportation. 4                    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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 5                      TS/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.

Harley John Road-Smith Road (NS) at: Cajalco Road (EW)

Wood Road (NS) at: Mariposa Avenue (EW) Markham Street (EW) Carpinus Drive (EW) Project North Access (EW) Project South Access (EW) Cajalco 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.

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 1            0010-Waste Resources-USE - AB 1826**

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

**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.

**ADVISORY NOTIFICATION DOCUMENT**

**Waste Resources**

**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.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      0060-BS GRADE-USE - EASEMENTS/PERMISSION                      Not Satisfied**

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

**060 - BS-Grade. 2                      0060-BS GRADE-USE - IF WQMP IS REQUIRED                      Not Satisfied**

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

**060 - BS-Grade. 3                      0060-BS GRADE-USE - IMPROVEMENT SECURITIES                      Not Satisfied**

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

### Flood

**060 - Flood. 1                              0060-Flood-USE ENCROACHMENT PERMIT REQ                              Not Satisfied**

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

**060 - Flood. 2                              0060-Flood-USE MITCHARGE                              Not Satisfied**

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3775 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.2 acres subject to the fee. 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.

**060 - Flood. 3                              0060-Flood-USE SUBMIT FINAL WQMP                              Not Satisfied**

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





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## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 1            0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR            Not Satisfied**

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. 2            0060-Planning-EPD-EPD - NESTING BIRD SURVEY            Not Satisfied**

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for 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.

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## 60. Prior To Grading Permit Issuance

### Planning-PAL

**060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied**

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)

### 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 Trans. and 90 Trans. condition of approvals.

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## 60. Prior To Grading Permit Issuance

### Transportation

**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            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            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**

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. Please contact (951)358-5172 for additional questions.

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## 80. Prior To Building Permit Issuance

### E Health

**080 - E Health. 2                      Hazmat Tanks                      Not Satisfied**

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

### 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                      0080-Flood-USE MITCHARGE                      Not Satisfied**

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3775 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.2 acres subject to the fee. 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.

**080 - Flood. 2                      0080-Flood-USE SUBMIT FINAL WQMP                      Not Satisfied**

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

**080 - Flood. 3                      Off-site Easement or Redesign                      Not Satisfied**

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

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## 80. Prior To Building Permit Issuance

### Planning

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

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

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

**080 - Planning. 3                      0080-Planning-USE - FEE STATUS                      Not Satisfied**

Prior to issuance of building permits for Conditional Use Permit No. 3775, 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. 4                      0080-Planning-USE - 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. 5                      0080-Planning-USE - PLANS SHOWING BIKE RACKS                      Not Satisfied**

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted.

**080 - Planning. 6                      0080-Planning-USE - REC & PARK DIST MITIG.                      Not Satisfied**

The permit holder shall enter into an agreement with the County Service Area No. 117 (CSA# 117-Mead Valley street lighting) to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

**080 - Planning. 7                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied**

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

**080 - Planning. 8                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied**

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

### Transportation

**080 - Transportation. 1                      Access      CC&R                      Not Satisfied**

The project proponent shall provide a recorded legal access to Parcel No. 4 by a Covenants, Conditions & Restrictions (CC&Rs) or by other means as approved by County Survey and Transportation Department.

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 2 ACCESS RESTRICTION Not Satisfied**

By the project's design, access on Cajalco Road shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Cajalco Road.

**080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied**

Prior to map recordation, 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 Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.
6. All sign boards shall be moved outside the road right of way.

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.

**080 - Transportation. 4 CORNER CUT BACK I 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.

**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 Cajalco Road and Wood Road 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.

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## **80. Prior To Building Permit Issuance Transportation**

### **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 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied**

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

### **080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

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

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.



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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied**

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 Valley-wide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

**080 - Transportation. 9 LSP - LANDSCAPE Within the County ROW Not Satisfied**

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: (contact the Transportation Department-Landscape Division for further details). Irrigation cross-overs in the road shall be shown on road improvement plans.

**080 - Transportation. 10 LSP - LANDSCAPING PROJECT SPECIFIC COA Not Satisfied**

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

**080 - Transportation. 11 R-O-W DEDICATION 1 Not Satisfied**

Sufficient public street right of way along Wood Road shall be conveyed for public use to provide for a 50 foot half width right of way per County Standard No. 94, Ordinance 461.

**080 - Transportation. 12 ST DESIGN/IMP CONCEPT Not Satisfied**

The street design and improvement concept of this project shall be coordinated with TPM37537.

**080 - Transportation. 13 TS/Geometrics Not Satisfied**

The intersection of Wood Road (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Wood Road (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one left-turn lane, one through lane

Plan: CUP03775

Parcel: 321130053

## 80. Prior To Building Permit Issuance

### Transportation

#### 080 - Transportation. 13 TS/Geometrics (cont.)

**Not Satisfied**

Eastbound: N/A Westbound: one left-turn lane, one right-turn lane

The intersection of Wood Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane - stop controlled NOTE: The access shall be restricted to right-in/right-out only. Left-turns are prohibited. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.

The intersection of Alexander Street (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane Southbound: one shared left-turn/through lane, one right-turn lane with overlap phasing Eastbound: one left-turn lane, one shared through/right-turn lane Westbound: one left-turn lane, one shared through/right-turn lane NOTE: The design of the intersection shall accommodate the turning path for a conventional school bus.

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 TS/Signal Design

**Not Satisfied**

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

Plan: CUP03775

Parcel: 321130053

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 15 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. 16 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 0080-Waste Resources-USE - RECYCLNG COLLECTION 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 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

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1                      0090-BS GRADE-USE - PRECISE GRADE APPROVAL                      Not Satisfied**

accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

### E Health

**090 - E Health. 1                      Hazmat Clearance                      Not Satisfied**

Obtain clearance from the Hazardous Materials Management Division. Any and all permits must be obtained prior to final.

### Flood

**090 - Flood. 1                      0090-Flood-USE 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 website:  
[www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

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                      0090-Flood-USE IMPLEMENT WQMP                      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 project area prior to the completion of these tasks.

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## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 1                      0090-Planning-ELECTRICAL VEHICLE PARKING                      Not Satisfied**

A minimum of seven (7) electrical vehicle parking spaces 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. 2                      0090-Planning-USE - LOADING SPACES                      Not Satisfied**

A minimum of two (2) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT(s). The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. These loading spaces will be to the east of the project site behind the Retail #1 and #2 Buildings.

**090 - Planning. 3                      0090-Planning-USE - WALL/BERM REQUIRED                      Not Satisfied**

A minimum three (3) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Wood Road for the Drive-Thru lanes. There will be three (3) decorative walls for the Drive-Thru lanes. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

**090 - Planning. 4                      0090-Planning-USE - ACCESSIBLE PARKING                      Not Satisfied**

A minimum of seven (7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). 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. 5                      0090-Planning-USE - CONDITION COMPLIANCE                      Not Satisfied**

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

**090 - Planning. 6                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied**

Three (3) bicycle racks with a minimum of five (5) bike lock spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT(s). 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                      0090-Planning-USE - ORD 810 O S 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 Conditional Use Permit No. 3775 is calculated to be at a total of 6.96 net acres.

**090 - Planning. 8                      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 Conditional Use Permit No. 3775 has been calculated to be at a total of 6.96 net acres.

**090 - Planning. 9                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied**

A minimum of two hundred sixty-three (263) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), 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. 10                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied**

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

**090 - Planning. 11                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever

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## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 11                      0090-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied**  
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. Said fee shall be calculated on the approved development project which is anticipated to be 9.79 acres (gross) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

**090 - Planning. 12                      0090-Planning-USE - TRASH ENCLOSURES                      Not Satisfied**

Four (4) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block, landscape 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 enclosures 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. 13                      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. 14                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

**090 - Planning. 15                      0090-Planning-USE - 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.

### Transportation

**090 - 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

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 1 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied**

processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
6. All sign boards shall be moved outside the road right of way.

**090 - Transportation. 2 CONSTRUCT RAMP Not Satisfied**

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

**090 - Transportation. 3 Existing Curb & Gutter Not Satisfied**

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within the County right of way, including sewer and water laterals, on Wood Road shall be constructed within the 50' half-width 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](http://rctlma.org/trans/General%20Information/Pamphlets%20Brochures)

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

#### NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. The southerly driveway shall be a right in/right out access only, a raised curbed median shall be improved to restrict left in/left out movement.
3. All sign boards shall be moved outside the road right of way.
4. The northerly driveway shall be a shared full access with the parcels to the north (APN: 321 130 056 & 321 130 059)
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.



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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 4 Existing Maintained Not Satisfied**

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

#### NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.
2. No access shall be allowed from Cajalco Road.
3. No Bio-swales, fossil filters, and/or open drainage ditch shall be allowed within the road right of way.
4. All sign boards shall be moved outside the road right-of-way.
5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

**090 - Transportation. 5 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. 6 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 Cajalco Road and Wood Road.

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. 7 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 Cajalco Road and Wood Road.

Plan: CUP03775

Parcel: 321130053

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 8 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. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

**090 - Transportation. 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 STREET LIGHT AUTHORIZATION Not Satisfied**

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

1. "Streetlight Authorization form approved by L&LMD No. 89 1 C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

**090 - Transportation. 12 STREET LIGHTS INSTALL Not Satisfied**

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

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## 90. Prior to Building Final Inspection

### Transportation

#### 090 - Transportation. 13 TS/Signal Installation

Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

#### 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 off site in each direction of the project site.

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

#### 090 - Transportation. 15 WRCOG TUMF

Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

### Waste Resources

#### 090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION

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. 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, 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. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: July 18, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 1st District-  
Jeffries  
Planning Commissioner: 1st District- Shaffer  
City of Riverside Sphere of Influence

**CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant:** Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060. Related Cases: PM36124. **BBID: 003-537-338, UPROJ: CUP03775**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 17, 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.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# 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: March 14, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District-  
Jeffries  
Planning Commissioner: 1st District- Shaffer  
Riverside Sphere of Influence  
Western Municipal Water District (WMWD)

**CONDITIONAL USE PERMIT NO. 3775, 2<sup>nd</sup> Submittal** – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** The proposed shopping center to include a self-service gas station with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is separate from the convenience store. The shopping center will also include one (1) drive-thru fast food restaurants, a three (3) suite shell retail building, and a large retail building for a possible tractor and supply store; with a fenced-off outdoor display area and permanent outdoor trailer & equipment display area fronting along Wood Road. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060. Related Cases: PM36124. **BBID: 003-537-338**

**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 April 5, 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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: May 30, 2018

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Board of Supervisors - Supervisor: 1st District-  
Jeffries

Planning Commissioner: 1st District- Shaffer  
City of Riverside Sphere of Influence  
Western Municipal Water District (WMWD)

**TENTATIVE PARCEL MAP NO. 37537, 1<sup>st</sup> Submittal and CONDITIONAL USE PERMIT NO. 3775, 3<sup>rd</sup> Submittal** – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco with J&T Management - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 9.79 Gross Acres / 7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** Tentative Parcel Map proposes to subdivide the existing 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. The Conditional Use Permit will be over all four (4) Parcels for a shopping center that will include: Parcel 1 will consist of a drive-thru fast food restaurant. Parcel 2 will consist of a large retail building for a possible tractor and supply store; with a fenced-off outdoor display area and permanent outdoor trailer & equipment display area fronting along Wood Road. Parcel 3 will consist of a self-service gas station with a convenience store and carwash. The convenience store will include the sale of beer and wine for off-site consumption. The carwash is separate from the convenience store with a canopy for vacuuming the vehicles. Parcel 4 will consist of a single-three (3) suite shell retail building. The shopping center will also provide two (2) bio-retention/infiltration basins – APN(s): 321-130-053 thru 055, and 060. Related Case: PM36124. **BBID: 003-537-338**

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.*

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 26, 2018

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Glen Holmes  
Hemet

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

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

Mr. Tim Wheeler, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

File No.: ZAP1311MA18  
Related File No.: CUP3775 (Conditional Use Permit)  
APNs: 321-130-053 through -055, -060

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP3775 (Conditional Use Permit), a proposal to develop a commercial retail center including two retail buildings with 19,097 square feet and 8,586 square feet, respectively, a 3,200 square foot quick service restaurant with a drive-thru, and a gas station with a 3,800 square foot convenience store, 2,080 square foot carwash tunnel and 8 fuel pumps (16 fueling stations) on 7.18 acres located on the northeast corner of Cajalco Road and Wood Road (to be accessed from Wood Road).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 26,000 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,748 feet AMSL. The project's site elevations range from 1,580 to 1,604 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

## **AIRPORT LAND USE COMMISSION**

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity



## **AIRPORT LAND USE COMMISSION**

cc: Cajalco Square, LP, Xerxes Coyco (applicant/representative)  
B&C Land Boulder (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt or Denise Hauser, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1311MA18\ZAP1311MA18.LTR.doc



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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.
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**Project Description:**

**CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - **First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan:** Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – **APN(s):** 321-130-053 thru 055, and 060.

Sincerely,

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

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Morongo Cultural Heritage Program  
Ray Huante  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

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 (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - **First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

August 23, 2017

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Andrew Masiel, Sr.  
Darlene Miranda  
Evie Gerber  
Richard B. Searce, III  
Robert Villalobos

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR  
CUP03775, EA43037 [APN'S 321-130-053 – 321-130-055 AND 321-130-060]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re CUP03775, EA43037 Project  
August 23, 2017  
Page 2

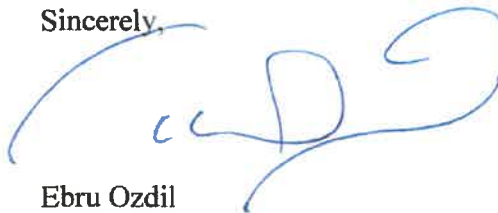
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, 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.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel



## Wheeler, Timothy

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**From:** Thomson, Heather  
**Sent:** Wednesday, September 6, 2017 4:11 PM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Destiny Colocho; Joseph Ontiveros; JValdez@soboba-nsn.gov  
**Cc:** Wheeler, Timothy  
**Subject:** CUP03775

All-

An AB52 notice was sent to you dated August 3, 2017. You all have requested consultation on this project.

Apparently, this project area was graded back in 2008. At that time all but the extreme SW corner of the property was graded. I have attached a Google Earth image that clearly shows that the entire project has been disturbed. I have also included a link that will enable you to download the cultural monitoring report that was completed at that time.

Please let me know if you have any further comments or concerns.

<https://we.tl/mOU2WmQzgl>

Thank you.

Heather



## **Wheeler, Timothy**

---

**From:** Thomson, Heather  
**Sent:** Thursday, September 28, 2017 8:13 AM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Analyst Intern  
**Cc:** Jones, David; Wheeler, Timothy  
**Subject:** CUP03775  
**Attachments:** final conditions CUP03775.pdf

Hi Ebru-

I wanted to circle back around on this one from Monday. I have attached the final conditions of approval for the project. I believe that once received, you were going to send us a closure letter.

Thank you-

Heather



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Quechan Indian Nation  
Arlene Kingery, THPO  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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. 3775 – EA43037 – Applicant:** Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

**REQUEST:** The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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.
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

Rincon Band of Luiseño Indians  
Destiny Colocho, Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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.
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## Wheeler, Timothy

---

**From:** Thomson, Heather  
**Sent:** Wednesday, April 4, 2018 8:25 AM  
**To:** Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Nicole Cory (ncory@pechanga-nsn.gov); Destiny Colocho; Joseph Ontiveros; JValdez@soboba-nsn.gov  
**Cc:** Wheeler, Timothy  
**Subject:** CUP03775  
**Attachments:** CUP03775 final conditions.pdf

All-

You all had requested AB52 consultation on this project. As you know, this area had been previously graded under Grading Permit No. BGR021291 in 2007. The subject property soils are now composed of engineered fill up to 37' in depth. I sent you all the monitoring report and am now providing the final conditions of approval that will dictate procedures to be followed in the event unanticipated resources or human remains are discovered during any future grading activities. Please don't hesitate to contact me if you have any questions. Thank you for assisting Planning with this project.

Sincerely,

Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

**How are we doing? Click the link and tell us.**



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

August 3, 2017

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 (CUP03775, EA43037)**

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 September 2, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall 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.
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Sincerely,

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](mailto:Twheeler@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

August 22, 2017

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



**RE: AB 52 Consultation; CUP03775, EA43037**

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". The signature is written in a cursive style with a long horizontal line extending to the right.

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

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

# CUP03775



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography
  - waterbodies
  - Lakes
  - Rivers



0 613 1,226 Feet



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## 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.

CUP03775



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



**Notes**

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0 2,000 4,000 Feet



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# 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: Cajalco Square, LP

Contact Person: Xerxes Coyco E-Mail: xerxes@jntmgt.com

Mailing Address: 139 Radio Road

<u>Corona</u>	<small>Street</small>	<u>CA</u>	<u>92879</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 280-3833 ext. 10019 Fax No: (951) 280-3832

Engineer/Representative Name: Same

Contact Person: Same E-Mail: Same

Mailing Address: Same

<u>Same</u>	<small>Street</small>	<u>Same</u>	<u>Same</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( ) Same Fax No: ( ) Same

Property Owner Name: B&C Land - Boulder Springs, LLC

Contact Person: Dennis Bushore E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 West 2nd St., #1

<u>San Bernardino</u>	<small>Street</small>	<u>CA</u>	<u>92401</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 381-0868 Fax No: (909) 381-9068

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.)

B & C Land - Boulder Springs, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

*Nicholas J. Coussoulis*  
SIGNATURE OF PROPERTY OWNER(S)  
Nicholas J. Coussoulis, Managing Member  
*Nicholas J. Coussoulis*  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME 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): 321-130-053, 054, 055 & 060

Approximate Gross Acreage: 7.18

General location (nearby or cross streets): North of Cajalco Road, South of \_\_\_\_\_, East of Wood Road, West of \_\_\_\_\_.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

See attached sheet for complete description.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Commercial / Retail

Number of existing lots: 4

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	3,800	28'-0"	1	Convenience Store
2	2,080	18'-0"	1	Car Wash
3	4,425	28'-0"	1	Fast Food w/ Drive Thru #1
4	3,200	28'-0"	1	Fast Food w/ Drive Thru #2
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	4,395	8-MPD Gasoline Canopy
2	2,893	5-MPD Diesel Canopy
3		
4		
5		

New construction of a Convenience Store selling groceries, snack items and beverages, including beer and wine for off-premises consumption with attached Carwash and detached Canopy for self-service gasoline sales; detached 4,425 sq. ft. Fast Food w/ drive thru restaurant #1; detached 3,200 sq. ft. Fast Food w/ drive thru restaurant #2 and detached 26,400 total sq. ft. Self-Storage Facility.



**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:

None

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): Traffic, Acoustical, AQ & Biology

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: Cajalco Square, LP

Address: 139 Radio Road

Phone number: (951) 280-3833

Address of site (street name and number if available, and ZIP Code): NEC Cajalco Road / Wood Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-130-053, 054, 055 & 060

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

## 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. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Cajalco Square, LP

Contact Person: Xerxes Coyco      E-Mail: xerxes@jntmngmt.com

Mailing Address: 139 Radio Road  
Corona      CA      92879  
*City*      *State*      *ZIP*

Daytime Phone No: (951) 280-3833 ext 10019      Fax No: (951) 280-3832

Engineer/Representative Name: K & A Engineering

Contact Person: Don Bergh      E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan St., Ste. 117  
Corona      CA      92880  
*City*      *State*      *ZIP*

Daytime Phone No: (951) 279-1800 ext 155      Fax No: (951) 279-4380

Property Owner Name: B & C Land - Boulder, LLC

Contact Person: Dennis Bushore      E-Mail: dbcoussoulis@earthlinik.net

Mailing Address: 341 2nd Street, Suite 1

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**

General location (cross streets, etc.): North of Cajalco Road, South of Capinus Drive, East of Wood Road, West of \_\_\_\_\_.

**SUBDIVISION PROPOSAL:**

Map Schedule: E Minimum Developable Lot Size: N/A  
Number of existing lots: 4 Number of proposed developable lots: 4  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): none Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). CUP 03775 (in process)  
(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): Previously Submitted with CUP 03775

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: Cajalco Square , LP

Address: 139 Radio Road, Corona, CA 92879

Phone number: (951)280-3833

Address of site (street name and number if available, and ZIP Code): NEC Cajalco Road & Wood Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-130-053, 321-130-054, 321-130-055, 321-130-060

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

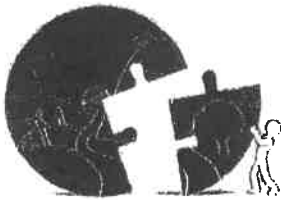
Applicant: \_\_\_\_\_

*Greg K. Flawli*

Date 4-27-18

**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

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.

Bend C Land - Boulder Springs LLC Partner Nicholas J. Coussoulis  
Property Owner(s) Signature(s) and Date

Nicholas J. Coussoulis 3/11/2020  
PRINTED NAME of Property Owner(s)

Hosay Kofdarali 3/11/2020  
Applicant-Permittee(s) Signature(s) and Date

Hosay Kofdarali  
PRINTED NAME of Applicant-Permittee(s)

APPROVED TO FORM  
BY: [Signature]

**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:**

- x 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.
- x 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.
- x 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.
- x 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) 955-1611

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**

- x *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.*

**AMENDED AND RESTATED  
OPERATING AGREEMENT  
FOR  
B & C LAND - BOULDER SPRINGS LLC  
A California limited liability company**

THIS OPERATING AGREEMENT (this "Agreement") is entered into this 31<sup>st</sup> day of October, 2002 by and among the signatories to this Agreement.

**Explanatory Statement**

The parties entered into that certain Operating Agreement for B & C Land - Boulder Springs, LLC on September 30, 1999, as amended on January 1, 2000. The parties wish to amend and restate the terms and conditions of the operating agreement for B & C Land - Boulder Springs, LLC as set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

**1. Defined Terms**

The capitalized terms set forth in this Agreement shall have the meaning defined in Appendix 1 of this Agreement.

**2. Formation and Name: Office; Purpose; Term**

2.1. Organization. The parties hereby organize a limited liability company pursuant to the Act and the provisions of this Agreement. On July 23, 1999, Articles of Organization for B & C Land - Boulder Springs LLC, a limited liability company under the laws of the State of California, as amended on September 13, 1999, were filed with the California Secretary of State. The rights and liabilities of the Members shall be determined pursuant to the Act and this Agreement. To the extent that the rights or obligations of any Member are different by reason of any provision of this Agreement than they would be in absence of such provision, this Agreement shall control, to the extent permitted by the Act.

2.2. Name of the Company. The name of the Company is B & C Land - Boulder Springs LLC (hereinafter "Company").

2.3. Purpose. The Company is organized to engage in any lawful activity for which a limited liability company may be organized under the Act. Notwithstanding the foregoing, the Company shall be formed for the purposes of holding real property for investment purposes. The Company shall have the authority to do any and all things necessary, convenient or incidental to

this purpose. The Members intend the Company to be classified as a partnership for federal and, to the maximum extent possible, state income tax purposes.

2.4. Term. The Company shall continue in existence until December 31, 2030, unless sooner dissolved as provided by this Agreement or the Act.

2.5. Principal Place of Business. The Company's Principal Place of Business shall be located at 341 West 2nd Street, Suite 1, San Bernardino, California 92401, or at any other place in the State of California which the Members may determine.

2.6. Resident Agent. The name and address of the Company's resident agent in the State of California is Nicholas J. Coussoulis at 341 West 2nd Street, Suite 1, San Bernardino, California 92401.

2.7. Members. The Members of the Company shall be Brandenburg - Boulder Springs Limited Partnership ("Brandenburg") and Nicholas J. Coussoulis ("Coussoulis"). Brandenburg shall own sixty percent (60%) of the Company and shall have sixty (60) capital units. Coussoulis shall own forty percent (40%) of the Company and shall have forty (40) capital units. The present mailing address, taxpayer identification number, Contribution, Percentage, and Capital Units of each Member are summarized on Exhibit "A".

### 3. **Members; Capital; Capital Accounts**

3.1. Capital Units. The capital contributed, whether by way of money, property, services or an obligation to provide same, shall be represented by units of interest in the capital of the company ("Capital Units").

3.2 Required Capital Contributions. The Company anticipates that additional contributions shall be necessary for the conduct of the Company's business. Once the Company determines that additional contributions are necessary, each Member shall deliver a contribution in an amount equal to one-half (1/2) of the amount of such additional contribution required by the Company. If either Member fails to make any required capital contributions when required as provided herein, the other Member (the "Non-Delinquent Member") may give such Member (the "Delinquent Member") a ten (10) day notice (the "Cure Notice") to cure such default by payment of the total amount of the capital contributions required to be made by such Delinquent Member. If the Delinquent Member fails to comply with the Cure Notice within such time period, then the Non-Delinquent Member may (a) withdraw its capital contribution or (b) make an additional contribution on behalf of the Delinquent Member and treat such contribution as (i) a loan to the Company pursuant to this Section 3.2 herein or (ii) an additional contribution which shall effectively increase the Non-Delinquent Member's Capital Account, increase the Non-Delinquent Member's Percentage and Capital Units in the Company proportionate to the entire additional contribution made by the Non-Delinquent Member, and proportionately dilute the Delinquent Member's Percentage and Capital Units in the Company. If a Member elects to make a loan to

the Company, such loan shall bear interest at a rate of one percent (1%) above the prime rate as reported by the Bank of America, San Francisco.

3.3. No Interest on Contributions. Neither Members nor Interest Holders shall be paid interest with respect to Contributions.

3.4. Return of Contributions. Except as otherwise provided in this Agreement, no Member nor Interest Holder shall have the right to receive the return of any Contribution or withdraw from the Company, except upon the dissolution of the Company.

3.5. Form of Return of Capital. If a Member or an Interest Holder is entitled to receive the return of a Contribution, the Company may distribute in lieu of money, notes, or other property having a value equal to the amount of money distributable to such Person, unless otherwise provided hereunder.

3.6. Capital Accounts. A separate Capital Account shall be maintained for each Member and Interest Holder.

3.7. Other Business Transactions. Members may transact other business with the Company and, in doing so, they shall have the same rights and be subject to the same obligations arising out of any such business transaction as would be enjoyed by and imposed upon any Person, not a Member, engaged in a similar business transaction with the Company.

#### 4. Profit, Loss, and Distribution

##### 4.1. Allocations of Profit or Loss and Distributions of Cash.

4.1.1. Loss. After giving effect to the special allocations set forth in Appendix 2, for any taxable year of the Company, Loss shall be allocated as follows:

- (a) First, to the Members proportionately in accordance with any Profit previously allocated to them, less any Loss previously allocated to them;
- (b) Thereafter, the Members shall divide Loss equally.

4.1.2. Profit. After giving effect to the special allocation set forth in Appendix 2, for any taxable year of the Company, Profit shall be allocated as follows:

- (a) First, among the Members proportionately in accordance with any Loss previously allocated to them, less any Profit previously allocated to them;

(b) Thereafter, to the Members equally.

4.1.3. Cash Flow. Cash Flow for each taxable year of the Company shall be used first, to pay back any loans, advances and/or contributions made by any Member to the Company pursuant to Section 3.2 herein, including all accrued interest, if any, and thereafter, shall be distributed to the Members equally no later than seventy-five (75) days after the end of the taxable year.

4.2. Liquidation and Dissolution.

4.2.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders in accordance with the balances in their respective Capital Accounts, after giving effect to all Contributions, Distributions, and allocations for all periods. Any Member who contributed intellectual property to the Company, has first right of refusal to receive a return of the intellectual property, at its fair market value. Intellectual property Distributions shall offset the Member's percentage Distributions set forth in this Section. Distributions to the Interest Holders pursuant to this Section 4.2.1 shall be made in accordance with Regulation Section 1.704-1(b)(2)(ii)(b)(2).

4.2.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.3. General.

4.3.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Members.

4.3.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled, notwithstanding the first right of refusal on intellectual property as stated in Section 4.2.1. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Members. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.1 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the Distribution of the assets in liquidation pursuant to Section 4.2.

4.3.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders as of the last day of the taxable year for which the allocation or Distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an

Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.3.4. Members are hereby authorized, upon the advice of the Company's tax counsel, to amend this Article 4 to comply with the Code and the Regulations promulgated under IRC Section 704(b); provided, however, that no amendment shall materially affect Distributions to an Interest Holder without the Interest Holder's prior written consent.

## **5. Management; Rights, Powers, and Duties**

5.1. Management. The Company shall be managed by the Members. Except as specifically provided otherwise in this Agreement, each Member shall have the right to act for and bind the Company in the ordinary course of its business; provided, however, Nicholas J. Coussoulis shall have the right, in his sole discretion, to designate or employ a project manager to conduct day-to-day operations of the Company, who may, but need not be, a Member, on terms and conditions mutually agreeable by the Members ("Project Manager").

5.1.1. Member Approval Rights. The Project Manager shall not take any of the following actions on behalf of the Company unless first approved the Members:

- (a) Obligate the Company for any single-contracted expenditure in excess of Two Hundred Fifty Thousand Dollars (\$250,000.00);
- (b) Borrow money in the name of the Company;
- (c) Confess any judgment against the Company;
- (d) Merge the Company with any other entity;
- (e) Dissolve the Company pursuant to this Agreement;
- (f) Loan the Company's money or other assets;
- (g) Admit a Member to the Company;
- (h) Cause the Company to engage in business in any jurisdiction which does not provide for the registration of limited liability companies; and
- (i) purchase or sell property other than the sale of subdivision lots at prices predetermined by the Members.

## 5.2 Meetings and Voting by Members.

5.2.1. A meeting of the Members may be called at any time by any Member. Meetings of Members shall be held at the Company's principal place of business or at any other place mutually agreed by the Members. Not less than ten (10) nor more than sixty (60) days before each meeting, the Person or Persons calling the meeting shall give written notice of the meeting to each Member entitled to vote at the meeting. The notice shall state the time, place, and purpose of the meeting. Notwithstanding the foregoing provisions, each Member who is entitled to notice may waive notice, either before or after the meeting, by executing a waiver of such notice, or by appearing at and participating, in person or by proxy, in the meeting. Unless this Agreement provides otherwise, at a meeting of Members, the unanimous presence in person or by Proxy of Members holding Capital Units constitutes a quorum. A Member may vote either in person or by written Proxy signed by the Member or by the Member's duly authorized agent.

5.2.2. Except as otherwise provided in the Agreement, the affirmative unanimous vote of Members holding Capital Units present at the meeting in person and by proxy shall be required to approve any matter coming before the Members.

5.2.3. In lieu of holding a meeting, the Members may take action by unanimous written consents specifying the action to be taken, which consents must be executed and delivered to the Company by all the Members. Any such approved action shall be effective immediately.

5.3. Personal Service. No Member shall be required to perform services for the Company solely by virtue of being a Member. Unless approved by the Members, no Member shall be entitled to compensation for services performed for the Company. However, upon substantiation of the amount and purpose thereof, the Members shall be entitled to reimbursement for expenses reasonably incurred, and advances of funds reasonably made, in furtherance of the business of the Company.

## 5.4. Duties of Parties.

5.4.1. Each Member shall devote such time to the business and affairs of the Company as is necessary to carry out the Member's duties set forth in this Agreement.

5.4.2. Except as otherwise expressly provided in Section 5.4.3, nothing in this Agreement shall be deemed to restrict in any way the rights of any Member, or of any Affiliate of any Member, to conduct any other business or activity whatsoever, and no Member shall be accountable to the Company or to any other Member with respect to that business or activity even if the business or activity competes with the Company's business. The organization of the Company shall be without prejudice to the Members' respective rights (or the rights of their respective Affiliates) to maintain, expand, or diversify such other interests and activities and to receive and enjoy profits or compensation therefrom. Each Member waives any rights the

Member might otherwise have to share or participate in such other interests or activities of any other Member or the Member's Affiliates.

5.4.3. The only fiduciary duties a Member owes to the Company and the other Members are the duty of loyalty and the duty of care set forth in subdivisions 5.4.3(a) and 5.4.3(b):

(a) A Member's duty of loyalty to the Company and the other Members is limited to the following:

(i) To account to the Company and hold as trustee for it any property, profit, or benefit derived by the Member in the conduct or winding up of the Company's business or derived from a use by the Member of a Company property, including the appropriation of a Company opportunity, without the consent of the other Members; and

(ii) To refrain from dealing with the Company in the conduct or winding up of the Company business as or on behalf of a party having an interest adverse to the Company without the consent of the other Members.

(b) A Member's duty of care to the Company and the other Members in the conduct and winding up of the Company business is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of the law.

#### 5.5. Indemnification of Each Member.

5.5.1. Each Member shall not be liable, responsible, or accountable, in damages or otherwise, to any Member or to the Company for any act performed by such Member within the scope of the authority conferred on such Member by this Agreement, and within the standard of care specified in Section 5.4.3.

5.5.2. The Company shall indemnify each Member for any act performed by such Member within the scope of the authority conferred on the Member by this Agreement, unless such act constitutes grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of law.

### 6. **Transfer of Interests and Withdrawals of Members**

6.1. Transfers. Except as provided herein, no Member may Transfer all, or any portion of, or any interest or rights in, the Membership Interest owned by the Member, provided, however, Brandenburg shall have the right to transfer his interest to an entity in which Brandenburg or Eric Brandenburg shall have voting control and Coussoulis shall have the right to transfer his interest to an entity in which Coussoulis or Christina Coussoulis shall have voting control. Each Member hereby acknowledges the reasonableness of this prohibition in view of the purposes of the Company and relationship of the Members. The attempted Transfer of any portion or all of a



Membership Interest in violation of the prohibition contained in this Section 6.1 shall be deemed invalid, null and void, and of no force or effect, except any Transfer mandated by operation of law and then only to the extent necessary to give effect to such Transfer by operation of law.

6.2. Right of First Refusal.

6.2.1. Notice of Intention to Sell. No Member shall directly or indirectly sell, assign, transfer, or otherwise dispose of (collectively, a "Transfer") his Membership Interest, or any part thereof, at any time, without first giving written notice to the Company and the other Members of his intention to Transfer such Membership Interest. Any such notice may be given only following receipt by the Member desiring to Transfer his Membership Interest or any portion thereof (the "Selling Member") of a bona fide written offer for such Transfer, and shall specify the identity of the proposed transferee, the amount of the cash purchase price proposed to be paid for such Membership Interest, and all material terms of such transaction.

6.2.2. Right of First Refusal.

(a) Any Transfer of a Membership Interest requiring the giving of written notice under Section 6.2.1. shall be subject to a right of first refusal on the part of the Company exercisable within twenty (20) business days of receipt of such written notice referred to in Section 6.2.1. During such period, the Company, by a vote of its Members (but without taking into account the Selling Member), subject to any restrictions imposed by law, shall have the right to elect to purchase all (and not less than all) (subject to the condition set forth below) of the Membership Interest (the "Subject Membership Interest") proposed to be sold by the Selling Member on the same terms as proposed by the proposed transferee (including without limitation the cash purchase price proposed to be paid for the Subject Membership Interest by such transferee) or such terms and conditions are not amenable to exact duplication, upon substantially equivalent terms and conditions. If the Company does not elect to purchase all of the Subject Membership Interest within such twenty (20) business day period, then the Selling Member shall promptly notify all other Members and such right of first refusal shall pass to the non-Selling Members in accordance with Section 6.2.2(b) below with respect to the Subject Membership Interest.

(b) If the right of first refusal shall pass to the non-Selling Members as provided in Section 6.2.2(a), such non-Selling Members shall have the right to purchase at the purchase price and on the terms and conditions specified in the notice of transfer all of the Subject Membership Interest offered by the Selling Member by giving notice of acceptance to the Selling Member within ten (10) business days of receiving notice that the Company has not elected to purchase all of the Subject Membership Interest. The non-Selling Members shall have the right to purchase such Subject Membership Interest pro rata in accordance with their Proportionate Shares (calculated without taking into account the Selling Member's Membership Interest). To the extent any such non-Selling Member does not wish to purchase its pro rata portion of such Subject Membership Interest the remaining non-Selling Members shall have the right to purchase

the excess, again on a similar pro rata basis (calculated without taking into account the declining non-Selling Member's Membership Interest); provided, however, that the other non-Selling Members must purchase in the aggregate all the Subject Membership Interest offered by the Selling Member, and in the event that any non-Selling Member does not wish to purchase its pro rata portion, the remaining non-Selling Members shall have an additional ten (10) business days to elect (by giving notice to the Selling Member) to purchase the excess. If the operation of the foregoing provisions of this Subsection 6.2.1(b) does not result in the purchase of all of the Subject Membership Interest offered by the Selling Member, then the Selling Member may sell all of the offered Subject Membership Interest to the proposed transferee at the price and on the terms and conditions set forth in the notice of transfer referred to in Section 6.2.1 hereof during a period of forty-five (45) business days commencing upon expiration of the ten (10) business day refusal period referenced above. If the sale of such Subject Membership Interest is not completed within such forty-five (45) business day period or if the price or terms or conditions of sale are materially modified from those contained in the initial transfer notice, then the procedures specified in this Section 6.2 shall be repeated.

6.2.3. If the Conditions of Transfer are satisfied, the Member may Transfer all or any portion of the Member's Economic Interest. The Transfer of an Economic Interest pursuant to this Section 6.1 shall not result in the Transfer of any of the transferor's other Membership rights. The transferee of the Economic Interest shall have no right to: (i) become a Member; (ii) exercise any Membership rights other than those specifically pertaining to the ownership of an Economic Interest; or (iii) act as an agent of the Company.

### 6.3. Withdrawal of a Member.

6.3.1. Except as provided in Section 6.2, no Member shall have the right or power to effect a Voluntary Withdrawal from the Company. If a Member attempts to effect a Voluntary Withdrawal in violation of Section 6.2, the attempted Withdrawal shall be null and void and the terms and conditions of Section 6.3.2 herein shall apply.

6.3.2. Upon the attempted Withdrawal of any Member or Transfer in violation the terms of Section 6.2, the Withdrawn Member and the Company shall have the respective rights and obligations set forth in Section 6.4 of this Agreement provided, however, that the Withdrawn Member's Membership Interest shall be valued at Book Value and, provided further, that the Company shall have the right to pay the amount due the Withdrawing Member in four equal quarterly payments, the first of which shall be due on the thirtieth (30th) day following the date upon which such amount due shall be finally determined. "Book Value" shall mean the value of the Member's Membership Interest as reflected on the balance sheet of the Company for the reporting period immediately preceding the date of the attempted Withdrawal of a Member or Transfer in violation of the terms of Section 6.2.

6.3.3. Involuntary Withdrawal. Immediately upon the occurrence of an Involuntary Withdrawal, the successor of the Withdrawn Member shall thereupon become an

Interest Holder but shall not become a Member. If the Company is continued as provided in Section 6.4.1, the successor Interest Holder shall have all the rights of any Interest Holder but shall not have the right to exercise any other rights of a Member.

6.4. Optional Buy-out in Event of Involuntary Withdrawal.

6.4.1. If the Members elect to continue the Company after an Involuntary Withdrawal, the Withdrawn Member or the successor in interest to such Member (the "Withdrawn Member") shall be deemed to offer for sale to the Company (the "Withdrawal Offer") all of the Membership Interest of the Withdrawn Member (the "Withdrawal Interest").

6.4.2. The Withdrawal Offer shall be and remain irrevocable for a period (the "Withdrawal Offer Period") ending at 11:59 P.M. local time at the Company's principal office on the sixtieth (60th) day following the date the Members elect to continue the Company. At any time during the Withdrawal Offer Period, the Company may accept the Withdrawal Offer by notifying the Withdrawn Member of its acceptance (the "Withdrawal Notice"). The Withdrawn Member shall not be deemed a Member for the purpose of the vote on whether the Company shall accept the Withdrawal Offer.

6.4.3. If the Company accepts the Withdrawal Offer, the Withdrawal Notice shall fix a closing date (the "Withdrawal Closing Date") for the purchase which shall be not earlier than ten (10) or later than ninety (90) days after the expiration of the Withdrawal Period.

6.4.4. If the Company accepts the Withdrawal Offer, the Company shall purchase the Withdrawal Interest for the price equal to the amount the Withdrawn Member would receive if the Company were liquidated and the amount equal to the Appraised Value were available for distribution to the Members pursuant to Section 4.2 (the "Withdrawal Purchase Price"). The Withdrawal Purchase Price shall be paid in cash on the Withdrawal Closing Date.

6.4.5. If the Company fails to accept the Withdrawal Offer, then the Withdrawn Member, upon the expiration of the Withdrawal Offer Period, thereafter shall be treated as an Assignee.

6.5. Appraised Value.

6.5.1. The term "Appraised Value" means the appraised value of the Company as hereinafter provided. Within fifteen (15) days after demand by either one to the other, the Company and the Withdrawn Member shall each appoint an appraiser to determine the value of the Company. If the two appraisers agree upon such value, they shall jointly render a single written report stating that value. If the two appraisers cannot agree upon the value of the Company, they shall each render a separate written report and shall appoint a third appraiser, who shall appraise the Company, determine its value, and render a written report of his or her opinion

thereon. Each party shall pay the fees and other costs of the appraiser appointed by such party, and the fees and other costs of the third appraiser shall be shared equally by both parties.

6.5.2. The value contained in the aforesaid joint written report or written report of the third appraiser, as the case may be, shall be the Appraised Value; provided, however, that if the value of the equity contained in the appraisal report of the third appraiser is more than the higher of the first two appraisals, the higher of the first two appraisals shall govern; and provided, further, that if the value of the equity contained in the appraisal report of the third appraiser is less than the lower of the first two appraisals, the lower of the first two appraisals shall govern.

6.6 Dissolution of Member's Marriage. In the event of dissolution of marriage between a Member and his spouse, the divorcing Member shall use his reasonable efforts to buy out his spouse's community property interest in the Company in any property settlement or court order for division of property following entry of the final decree of dissolution. In the event that the Member is not able to buy out his spouse's community property interest in the Membership Interest, then there shall be an allocation of the divorcing Member's Membership Interest between the divorcing Member and his spouse, the spouse shall be an Assignee only and shall be entitled to allocations and distributions of Company property under the terms of this Agreement attributable to the Economic Interest held by such spouse and to transfer such interest in accordance with and subject to the terms of this Agreement, but shall not be a Member and shall not be entitled to vote or participate in management or exercise any other rights of a Member. Such allocation shall not, however, result in the release of the spouse from any liability to the Company as a Member, including, without limitation, any obligation to contribute additional capital to the Company pursuant to the terms of this Agreement. Further, (a) as between the divorcing Member and his spouse, the divorcing Member shall continue to have the exclusive right and authority to act as a Member as specified in this Agreement, and (b) any action, consent or approval taken or given or any document or instrument executed by such Member on his own behalf (and on behalf of the spouse as an Assignee hereunder) shall be binding upon the divorcing Member and his spouse, and the Manager, if any, and/or the other Member and any third party shall be entitled to rely on any action so taken by such Member in accordance herewith.

## **7. Dissolution, Liquidation, and Termination of the Company**

7.1. Events of Dissolution. The Company shall be dissolved upon the happening of the first to occur of an event specified in Section 17350 of the Act or on the date fixed for its termination in Section 2.4.

7.2. Procedure for Winding Up and Dissolution. If the Company is dissolved, the Members shall wind up or cause the wind up of its affairs. On winding up of the Company, the assets of the Company shall be distributed, first to creditors of the Company, including Interest Holders who are creditors, in satisfaction of the liabilities of the Company, and then, to the Interest Holders in accordance with Section 4.2 of this Agreement.

7.3. Filing of Certificate of Cancellation. Upon completion of the affairs of the Company, the Members shall promptly file, or cause to be filed, the Certificate of Cancellation of Articles of Organization with the Secretary of State. If there are no remaining Members, the Certificate shall be filed by the last Person to be a Member; if there is no remaining Members, or a Person who last was a Member, the Certificate shall be filed by the legal or personal representatives of the Person who last was a Member.

## 8. Tax Elections

8.1. Tax Matters Partner. Each Member shall be the Tax Matters Partner for purposes of IRC Section 6231(a)(7), and shall have all the authority granted by the Code to the Tax Matters Partner, provided that the Member shall not have the authority without first obtaining the consent of the other Members to do any of the following:

8.1.1. Enter into a settlement agreement with the Internal Revenue Service that purports to bind the Members.

8.1.2. File a petition as contemplated in IRC Section 6226(a) or IRC Section 6228.

8.1.3. Intervene in any action as contemplated in IRC Section 6226(b)(5).

8.1.4. File any request contemplated in IRC Section 6227(b).

8.1.5. Enter into an agreement extending the period of limitations as contemplated in IRC Section 6229(b)(1)(B).

8.2. Tax Elections. Each Member shall have the authority to make all Company elections permitted under the Code, including, without limitation, elections of methods of depreciation and elections under IRC Section 754.

## 9. General Provisions

9.1. Assurances. Each Member shall execute all certificates and other documents and shall do all such filing, recording, publishing, and other acts as the Members deems appropriate to comply with the requirements of law for the formation and operation of the Company and to comply with any laws, rules, and regulations relating to the acquisition, operation, or holding of the property of the Company.

9.2. Notifications. Any notice, demand, consent, election, offer, approval, request, or other communication (collectively a "notice") required or permitted under this Agreement must be in writing and either delivered personally or sent by certified or registered mail, postage prepaid, return receipt requested. A notice must be addressed to an Interest Holder at the Interest Holder's last known address on the records of the Company. A notice to the Company must be

addressed to the Company's principal office. A notice delivered personally will be deemed given only when acknowledged in writing by the Person to whom it is delivered. A notice that is sent by Mail will be deemed given three (3) business days after it is Mailed. Any party may designate, by notice to all of the others, substitute addresses or addressees for notices; and, therefore, notices are to be directed to those substitute addresses or addressees.

9.3. Specific Performance. The parties recognize that irreparable injury will result from a breach of any provision of this Agreement and that money damages will be inadequate fully to remedy the injury. Accordingly, in the event of a breach or threatened breach of one or more of the provisions of this Agreement, any party who may be injured (in addition to any other remedies which may be available to that party) shall be entitled to one or more preliminary or permanent orders (i) restraining and enjoining any act which would constitute a breach or (ii) compelling the performance of any obligation which, if not performed, would constitute a breach.

9.4. Complete Agreement. This Agreement constitutes the complete and exclusive statement of the agreement among the Members. It supersedes all prior written and oral statements, including any prior representation, statement, condition, or warranty. Except as expressly provided otherwise herein, this Agreement may not be amended without the written consent of all of the Members.

9.5. Applicable Law. All questions concerning the construction, validity, and interpretation of this Agreement and the performance of the obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of California.

9.6. Article and Section Titles. The headings herein are inserted as a matter of convenience only and do not define, limit, or describe the scope of this Agreement or the intent of the provisions hereof.

9.7. Binding Provisions. This Agreement is binding upon, and to the limited extent specifically provided herein, inures to the benefit of, the parties hereto and their respective heirs, executors, administrators, personal and legal representatives, successors, and assigns.

9.8. Jurisdiction and Venue. Any suit involving any dispute or matter arising under this Agreement may only be brought in the appropriate United States District Court in California or any California State Court having jurisdiction over the subject matter of the dispute or matter. All Members hereby consent to the exercise of personal jurisdiction by any such court with respect to any such proceeding.

9.9. Terms. Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular, and plural, as the identity of the Person may in the context require.

9.10. Separability of Provisions. Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

9.11. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

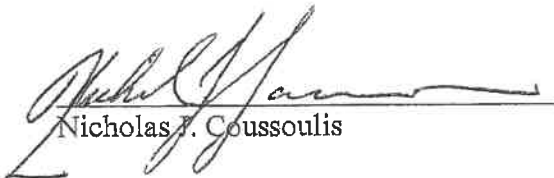
9.12. Estoppel Certificate. Each Member shall, within ten (10) days after written request by the Members, deliver to the requesting Person a certificate stating, to the Member's knowledge, that: (a) this Agreement is in full force and effect; (b) this Agreement has not been modified except by any instrument or instruments identified in the certificate; and (c) there is no default hereunder by the requesting Person, or if there is a default, the nature and extent thereof.

9.13. No Partnership. The Members do not intend that the Company be a partnership (including without limitation a limited partnership) or joint venture, and that no Member be an agent, partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and this Agreement shall not be construed to suggest otherwise.

**IN WITNESS WHEREOF**, the parties have executed, or caused this Agreement to be executed, as of the date set forth hereinabove.

Brandenburg - Boulder Springs Limited Partnership

\_\_\_\_\_  
Lee H. Brandenburg, General Partner

  
\_\_\_\_\_  
Nicholas J. Coussoulis

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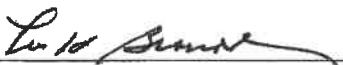
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Brandenburg - Boulder Springs Limited Partnership

  
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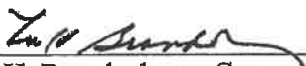
\_\_\_\_\_  
Nicholas J. Coussoulis



**Exhibit A**

**Member:**  
Brandenburg - Boulder Springs  
Limited Partnership  
1122 Willow Street, Suite 200  
San Jose, CA 95125

**Capital Units:**  
60

  
\_\_\_\_\_  
Lee H. Brandenburg, General Partner

Percentage: 60%

556-42-6207  
Social Security or other Tax Identification Number

**Member:**  
Nicholas J. Coussoulis  
341 W. 2nd Street, Suite 1  
San Bernardino, CA 92401

**Capital Units:**  
40

\_\_\_\_\_  
Nicholas J. Coussoulis

Percentage: 40%

555-50-1653  
Social Security or other Tax Identification Number



## LIMITED PARTNERSHIP AGREEMENT

### OF

### CAJALCO SQUARE, LP

THIS LIMITED PARTNERSHIP AGREEMENT ("Agreement") is made as of June 2, 2017, by and between RKJK A Nevada Co., LLC, a Nevada limited liability company ("General Partner"), and those persons who have signed this Agreement at the end hereof under the heading "Limited Partner(s)" (collectively the "Limited Partners"). The General Partner and the Limited Partners shall sometimes hereinafter be collectively called the "Partners." The Partners agree as follows:

#### 1. THE PARTNERSHIP

1.1 Formation. The Partners have agreed to form a limited partnership, referred to as the "Partnership," pursuant to the provisions of the California Revised Limited Partnership Act (the "Act").

1.2 Name. The name of the Partnership is "CAJALCO SQUARE, LP." The business of the Partnership will be conducted under that name.

1.3 Purpose. The purpose of the Partnership (the "Business") will be to acquire, own, entitle, develop and sell, and otherwise realize the economic benefit from the real property situated at the NEC Cajalco Rd & Wood Rd., Perris, California and such other real properties that the Partnership may acquire from time to time (individually and collectively, the "Property"). In furtherance of the purposes of this Partnership, but subject to all the provisions of this Agreement, the Partnership shall have the authority and power to carry out the following:

1.3.1 Title to Property. To acquire by purchase, lease or otherwise, any real or personal property which may be necessary, convenient or incidental to the accomplishment of the purposes of the Partnership;

1.3.2 Development. To develop, finance, own, sell, convey, assign, mortgage and lease the Property or personal property necessary, convenient or incidental to the accomplishment of the purposes of the Partnership;

1.3.3 Financing. To borrow money and issue evidences of indebtedness in furtherance of the purposes of the Partnership, and to secure the same by mortgage, pledge or other lien on all or portions of the Property and/or any other assets of the Partnership, to borrow money on the general credit of the Partnership for use in the Partnership business and to execute documents in connection therewith;

1.3.4 Contract. To enter into, perform and carry out contracts of every kind, necessary to, in connection with or incidental to, the accomplishment of the purposes of the Partnership;

1.3.5 Extension of Financings. To prepay in whole or in part, refinance, recast, increase, modify or extend any deed of trust or mortgage affecting the Property or other indebtedness of the Property and, in connection therewith, execute any extensions, renewals or modifications of such deeds of trust, mortgages and indebtedness;

1.3.6 Advisors. To retain engineers, consultants, accountants, counsel, financial advisers and other professional personnel; and

1.3.7 Other Activities. To engage in such other activities and incur such other expenses as may be necessary or appropriate for furtherance of the Partnership's purposes, and execute, acknowledge and deliver any and all instruments necessary to implement the foregoing.

1.4 Principal Place of Business. The principal place of business of the Partnership is located at 139 Radio Road, Corona, CA 92879, or at any other place as may be determined from time to time by the General Partner. If the General Partner changes the principal place of business of the Partnership, it will give written notice of the change of address to each Limited Partner at least ten (10) days before that change.

1.5 Partnership Term. The Partnership shall commence as of the date of filing of the Certificate of Limited Partnership with the California Secretary of State and shall continue until the first to occur of the following events:

1.5.1 The Partnership's sale of substantially all of its assets; or

1.5.2 The termination of the Partnership by written consent of the General Partner and a majority in interest of the Limited Partners; or

1.5.3 The termination of the Partnership when the General Partner has determined that the business objectives of the Partnership have been substantially completed; or

1.5.4 The termination of the Partnership upon any other ground as permitted in this Agreement..

1.6 Certificate of Limited Partnership. The General Partner shall execute a Certificate of Limited Partnership and file the Certificate in the office of the Secretary of State of California. Thereafter, the General Partner shall execute and file certificates of amendment of the Certificate of Limited Partnership whenever required by the Act or this Agreement. The General Partner will execute and file original or amended certificates evidencing the information and operation of the Partnership whenever required under the laws of any other states in which the Partnership determines to do business. The General Partner shall also record a certified copy of the Certificate and any amendment thereto in the office of the county recorder in every county in which the Partnership owns real property.

1.7 Definitions. Except as otherwise stated in this Agreement or as the context of this Agreement requires, the terms defined in this Section shall for the purposes of this Agreement have the meanings specified in this Section.

1.7.1 "Affiliate" shall refer to: (a) Any natural person, corporation, partnership, trust or unincorporated association (person) directly or indirectly controlling, controlled by or in control with another person; (b) a person owning or controlling ten percent (10%) or more of the outstanding voting securities of such other person; (c) any officer, director or partner of such other person; and (d) if such other person is an officer, director or partner, any company for which such person acts in any capacity.

1.7.2 "Agreement" means this Limited Partnership Agreement, as amended from time to time.

1.7.3 "Assignee" means a person who has acquired a beneficial interest in the limited partnership interests of a Limited Partner but who is not a "Substituted Limited Partner."

1.7.4 "Assigning Limited Partner" means a Limited Partner who has assigned a beneficial interest in that Partner's limited partnership interest but the Assignee of which has not become a "Substituted Limited Partner."

1.7.5 "Capital Account" shall be as set forth in Section 6.7 of this Agreement.

1.7.6 "Cash available for distribution" means total cash income from operations during any given accounting period plus the cash proceeds of any from the sale or other disposition, refinancing, or liquidation of Partnership property, less cash expenses as well as any allowances or reserves for contingencies or for repair to and maintenance of properties, and anticipated obligations that the General Partner, in its sole discretion, deems necessary during the same accounting period.

1.7.7 "Code" shall mean the Internal Revenue Code of 1986, as amended, or corresponding provisions of subsequent federal revenue laws.

1.7.8 "Distribution" means any cash distributed to the Partners from cash available for distribution.

1.7.9 "General Partner" refers to RKJK A Nevada Co., LLC or any successor thereto.

1.7.10 "Limited Partner" refers to any person who is admitted to the Partnership, either as original Limited Partners or as Substituted Limited Partners, and who executes this Agreement. A "New Limited Partner" is a Limited Partner other than an original or Substituted Limited Partner who has purchased a limited partnership interest from the Partnership by making the required contribution to the Partnership.

1.7.11 "Majority in interest of the Limited Partners" means greater than fifty percent (50%) of the interests of the Limited Partners based on relative share of profits and losses.

1.7.12 "Net income" and "net loss" means the net income or net loss of the Partnership as determined for the purposes of computing federal income taxes pursuant to the Internal Revenue Code in accordance with generally accepted accounting principles.

1.7.13 "Partners" or refers collectively to the General Partner and the Limited Partners. Reference to "Partner" shall be a reference to any one of the Partners.

1.7.14 "Partnership" refers to the Limited Partnership created under this Agreement and the Certificate of Limited Partnership to be filed with the Office of the Secretary of State pursuant to the Act.

1.7.15 "Vote" includes written consent.

## 2. PARTNERS OF PARTNERSHIP

2.1 The name, present mailing address, the aggregate capital contributions of each Partner, type of Partnership interest (ie – General Partner or Limited Partner) and their respective share of profits and losses as of the Effective Date are as set forth next to each Partner's respective name on Exhibit A attached hereto, which may be amended from time to time by the General Partner to reflect any changes in the interests owned by the Partners or the addition or substitution of any new Partner in accordance with this Agreement.

2.2 Admission of Additional General Partner(s). Subject to any other provisions of this Agreement, a person may be admitted as a General Partner after the Certificate of Limited Partnership is filed only with the written consent of the General Partner and the vote or written consent of a majority in interest of the Limited Partners.

2.3 Replacement of Sole Remaining General Partner. If a General Partner ceases to be a General Partner through any cause set forth in the Act, and there is no remaining General Partner, one or more new General Partners may be admitted to the Partnership on the affirmative vote of a majority in interest of the Limited Partners and their election in writing to continue the business of the Partnership.

2.4 Admission of Additional Limited Partners. Subject to the provisions of Article 9 of this Agreement governing transfers of Partnership interests, a person may acquire an interest in the Partnership directly from the Partnership and be admitted as an additional Limited Partner on approval of the General Partner.

2.5 Admission of Substituted Limited Partner. The assignee of a Partnership interest may be admitted as a substituted Limited Partner upon approval of the General Partner.

2.6 No Creditor Partners. No creditor of any person who has an ownership interest in the Limited Partnership may become a Partner (General or Limited), through admission, substitution or otherwise, regardless of whether such creditor is also an assignee of a Partnership interest.

2.7 Amendment of Partnership Records. On admission of a General Partner or Limited Partner, the General Partner shall add the name, address, contribution, and that Partner's share in Partnership profits or losses to the list of Partners kept in the principal executive office of the Partnership.

2.8 Bound by Agreement. Before any person is admitted to the Partnership as a General or Limited Partner, that person must agree in writing to be bound by all of the provisions of this Agreement.

2.9 Certificate of Interest. The interest of a Partner or assignee shall not be evidenced by a certificate of interest in the Partnership.

### 3. FINANCING

3.1 Capitalization. The Partnership will have an initial capitalization as set forth in Exhibit A, attached hereto and incorporated herein.

#### 3.2 General Partner Capital Contribution.

3.2.1 The General Partner shall contribute to the capital of the Partnership the amount set forth on Exhibit A.

3.2.2 Each new or replacement General Partner admitted after the execution of this Agreement must contribute, prior to admission to the Partnership, a sum that is determined by the General Partner. In the alternative, or in addition to the contribution provided for herein, the remaining General Partner may require a General Partner who is being admitted to replace a former General Partner to purchase the interest of the former General Partner pursuant to Sections 9.4 and 9.5. The foregoing provisions are subject, however, to any requirements for approval by the Limited Partners specified elsewhere in this Agreement. If there are no remaining General Partners, the contribution and interest of a new or replacement General Partner shall be determined by the Limited Partners in accordance with Section 2.3.

3.3 Limited Partner Capital Contribution. Each Limited Partner shall contribute to the capital of the Partnership in cash or property the amount set forth on Exhibit A.

3.4 Initial Capital Contributions From New Limited Partners. Each new Limited Partner shall contribute to the capital of the Partnership an amount determined by the General Partner.

3.5 Additional Capital Contributions. If the General Partner determines that additional capital is required, it will request all Limited Partners to make pro rata additional capital contributions in a total amount determined by the General Partner. The Limited Partners may make the additional capital contributions which, if made, shall be pro rata in accordance with their previous contributions to capital, and shall be made within fifteen (15) days following the date the General Partner gives written notice to each Partner of the requirement for such additional capital contributions. To the extent that

any Partner declines to make its pro rata additional capital contribution, the General Partner may, but shall not be required to, do any of the following:

- 3.5.1 Make a loan to the Partnership in such amount;
- 3.5.2 Make a contribution to capital in such amount either as a General Partner or as a Limited Partner, in the General Partner's sole discretion;
- 3.5.3 Solicit capital contributions from the other Limited Partners, or any of them;
- 3.5.4 Solicit capital contributions from other third parties as limited partners and admit them as Additional Limited Partners; or
- 3.5.5 Any combination of the foregoing, at the sole discretion of the General Partner.

Additional capital contributions shall change the allocation of cash, income, gain and loss, as set forth in Section 4.1 of this Agreement, from the date of the additional contribution as determined by the General Partner.

Nothing in this Section 3.5 shall be interpreted to require a Partner to make any additional capital contribution pursuant to a request of the General Partner. The purpose of this Section 3.5 is to permit Partners to maintain their pro rata interest in the Partnership if additional capital is required. A Partner who declines to make an additional capital contribution shall not be liable to the Partnership, the other Partners, or any third party for the amount of the additional capital contribution requested by the General Partner.

3.6 Interest on Contributions. No interest is paid on the initial contributions to the Partnership capital.

3.7 Withdrawal and Return of Capital.

3.7.1 No Partner may withdraw any portion of the capital of the Partnership and no Partner, General or Limited, is entitled to the return of that Partner's contribution to the capital of the Partnership except on dissolution of the Partnership.

3.7.2 No Partner is entitled to demand the distribution of Partnership property other than cash as part of the return of that Partner's capital contribution to the Partnership.

#### 4. ALLOCATION AND DISTRIBUTION OF PROFITS AND LOSSES

4.1 Distribution of Cash. Cash available for distribution for each fiscal year shall be distributed and applied in the following order of priority:

4.1.1 First, to creditors (including Partners in their capacities as creditors) in the amount of any accrued but unpaid indebtedness of the Company due at the time of distribution or in an amount that the General Partner determines is necessary or advisable to pay.

4.1.2 Second, to the Partners proportionately in accordance with any unreturned capital contributions until such time as all capital contributions have been returned to the Partners.

4.1.3 Third, once invested capital has been repaid in full, cash available for distribution shall be distributed to the Partners based on their relative interests in the profits and losses of the Partnership as set forth on Exhibit A.

4.2 Allocation Among Partners. All allocations to the Partners shall be in accordance with distributions made per Section 4.1 and, in all other events, in the ratio of their relative interests in the profits and losses of the Partnership as set forth on Exhibit A attached hereto.

4.3 Valuation and Distribution of Non-Cash Distributions. To the extent that non-cash consideration shall be available for distribution, such distribution and valuation shall be made pursuant to the applicable provisions of this Agreement.

4.4 Special Allocation to General Partner. To the extent compensation paid to the General Partner under of this Agreement is determined not to be a guaranteed payment under Section 707(c) of the Code, and is not paid to the General Partner other than in its capacity as a Limited Partner within the meaning of Section 707(c) of the Code, the General Partner shall be specially allocated gross income of the Partnership at a time and in an amount equal to the amount of such compensation, and the General Partner's capital account shall be adjusted to reflect the payment of such compensation.

4.5 Allocation of Partnership Items. Except as otherwise provided in this Agreement, whenever a proportionate part of net income or net loss is allocated to a Partner, every item of income, gain, loss or deduction entering into the computation of such net income or net loss shall be considered allocated, and every item of credit or tax preference related to such net income or net loss and applicable to the period during which such net income or net loss was realized shall be allocated to the Partner in the same proportions.

4.6 Assignment. In the event of the assignment of an interest whereby the assignee is not admitted as a Limited Partner, the net income or net loss and distributions during the period commencing with the last allocation date before the assignment shall be apportioned as between the Limited Partner and his assignee based upon the number of days of their respective ownership during such period before and after the date of such assignment, without regard to the results of the Partnership's operations during the period before or after such assignment. Net income or net loss and distributions of cash and investment credits shall be allocated to the person who was the Limited Partner or assignee, as the case may be, at the time of such sale or disposition or investment.

4.7 Distributions. The Partnership intends to make periodic distributions of substantially all cash available for distributions, as determined solely by the General Partner, subject to the following: (a) distributions may be restricted or suspended for periods when the General Partner determines in its absolute discretion that it is in the best interests of the Partnership to do so; and (b) all distributions are subject to the payment of Partnership expenses and to the maintenance of reasonable reserves for payment of Partnership expenses, including, but not limited to, debt service, alterations, repairs, improvements, maintenance and replacement of furniture and fixtures.

4.8 Power of General Partner to Vary Allocations of Net Income and Net Loss. It is the intent of the Partners that each Partner's distributive share of net income, net loss, gain or loss upon the sale or disposition of the Partnership assets and tax credits shall be determined and allocated in accordance with this Section 4 to the fullest extent permitted by Section 704(b) of the Code. Specifically, the Partners intend that the allocations provided by this Section 4 satisfy the requirements of the Regulations under Section 704(b) of the Code with respect to special allocations of deductions and losses attributable to non-recourse indebtedness and for which a Partner has the obligation to satisfy a deficit capital account upon liquidation. Therefore, if the Partnership is advised by legal counsel that the allocations provided in this Section 4 are unlikely to be respected for federal income tax purposes, the General Partner is granted the power to amend the allocation provisions of this Agreement, on advice of legal counsel, to the minimum extent necessary to effect the plan of allocations and distributions provided in this Agreement.

4.9 Consent of Limited Partners. The methods set forth above by which the distributions and allocations of net income, net loss and gain or loss upon sale or disposition of the Partnership assets are made and apportioned are hereby expressly consented to by each Limited Partner as a condition to becoming a Partner.



## 5. MANAGEMENT OF PARTNERSHIP AFFAIRS

5.1 Control and Management. The General Partner has sole and exclusive control of the Partnership. Subject to any limitations expressly set forth in this Agreement, the General Partner has the power and authority to take any action it may deem to be necessary, appropriate, or convenient in connection with the management and conduct of the business and affairs of the Partnership, including, without limitation, the power to:

5.1.1 Make all decisions concerning the operation of the Business, including, but not limited to, production of a Partnership budget, the engagement of all attorneys, consultants, and other professionals necessary for the proper operation of the Business,

5.1.2 Borrow money and, if security is required therefor, to subject the Business and the assets thereof to any security device, to obtain replacements of any security device and to prepay, in whole or in part, refinance, increase, modify, consolidate, or extend any security device, all of the foregoing on such terms and in such amounts as the General Partner, in its sole discretion, deems to be in the best interests of the Partnership;

5.1.3 Acquire and enter into any contract of insurance which the General Partner deems necessary or appropriate for the protection of the business of the Partnership and the General Partner, including errors and omissions insurance, for the conservation of the Partnership assets, or for any purpose convenient or beneficial to the Partnership;

5.1.4 Employ persons at the expense of the Partnership in the operation and management of the business of the Partnership, who may be affiliates of the General Partner, including, but not limited to, general manager, supervisory managing agents, advertising agents, insurance brokers, sales manager, salesmen, brokers, loan brokers, attorneys and accountants, on such terms and, subject to limitations otherwise imposed by this Agreement, for such compensation as the General Partner shall determine to be appropriate and in the best interests of the Partnership;

5.1.5 Prepare or cause to be prepared reports, statements, and other relevant information for distribution to Limited Partners and assignees;

5.1.6 Open accounts and deposit and maintain funds in the name of the Partnership in banks, savings and loan associations, "money market" mutual funds and in such other entities or institutions as the General Partner may deem in its discretion to be necessary or desirable;

5.1.7 Deposit all Partnership cash contributions and receipts in a Partnership account and make disbursements by check or other customary means from such Partnership account;

5.1.8 Cause the Partnership to make or revoke any of the elections referred to in the Code;

5.1.9 Select as its accounting year a calendar year or such fiscal year as may be approved by the Internal Revenue Service (the Partnership initially intends to adopt the calendar year as its accounting year);

5.1.10 Determine the appropriate accounting method or methods to be used by the Partnership;

5.1.11 In addition to any amendments otherwise authorized herein, amend this Agreement without any action on the part of the Limited Partners or acting on behalf of the Limited Partners by special or general power of attorney or otherwise for the following purposes:

(a) To add to the duties, services or obligations of the General Partner or any Affiliates of the General Partner herein, for the benefit of the Limited Partners;

(b) To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Agreement which will not be inconsistent with the provisions of this Agreement;

(c) To amend this Agreement to reflect the addition or substitution of Limited Partners or the reduction of the Capital Accounts upon the return of capital to the Partners;

(d) In the event that the State of California amends the Act in any manner and, as a result of such amendment, tax counsel to the Partnership is unable to give the Partnership an opinion to the effect that the Partnership will be treated as a partnership for federal income tax purposes and not as an association taxable as a corporation, then in the sole discretion of the General Partner, to reconstitute the Partnership under the laws of another state; and

(e) Execute, acknowledge and deliver any and all instruments to effectuate the foregoing, including the execution, acknowledgment and delivery of any such instrument by the attorney-in-fact for the General Partner under a special or limited power of attorney, and to take all such action in connection therewith as the General Partner shall deem necessary or appropriate with the signature of the General Partner acting alone.

5.1.12 Require in any Partnership contracts that the General Partner shall not have any personal liability thereon, but that the person or entity contracting with the Partnership is to look solely to the Partnership and its assets for satisfaction;

5.1.13 Establish reserves from income in such amounts as the General Partner deems appropriate;

5.1.14 Initiate legal actions, settle legal actions and defend legal actions on behalf of the Partnership;

5.1.15 Represent the Partnership and Partners as "Tax Matters Partner" within the meaning of the Code in discussions with the Internal Revenue Service regarding the tax treatment of items of Partnership income, losses, deductions or credits, or any other matter reflected in the Partnership's information returns, and, if deemed appropriate and in the best interests of the Partners, to agree to final Partnership administrative adjustments or file a petition for a readjustment of the Partnership items in question with the United States Tax Court, the appropriate United States District Court or the United States Claims Court

5.1.16 Admit itself as a Limited Partner;

5.1.17 Execute, acknowledge and deliver any and all instruments to effectuate the foregoing, including, but not limited to, any lease, employment agreement, management agreement, distributing agreement, and to take all such action in connection therewith as the General Partner shall deem necessary or appropriate. Any and all documents or instruments may be executed on behalf and in the name of the Partnership by the duly authorized signature of any of the officers of the General Partner; and

5.1.18 Accept in purchase of interest in the Partnership trades and/or exchanges of property of a value equal to the value of the interest being purchased, the value of which property is to be determined by the General Partner in its reasonable discretion.

5.1.19 The foregoing authority may be relied upon by any person or entity which may deal with the Partnership.

5.2 Obligations of the General Partner. The General Partner shall:

5.2.1 Have a fiduciary responsibility for the safekeeping and use of all the funds and assets of the Partnership whether or not in its immediate possession or control;

5.2.2 Devote such of its time to the business of the Partnership as it shall determine to be necessary to conduct the business of the Partnership in conformity with Section 5.6 of this Agreement;

5.2.3 File and publish all certificates, statements, or other instruments required by law for formation, qualification and operation of the Partnership and for the conduct of its business in all appropriate jurisdictions;

5.2.4 Cause the Partnership to be protected by public liability, property damage and other insurance determined by the General Partner in its discretion to be appropriate to the business of the Partnership and available at a reasonable cost;

5.2.5 At all times use its best efforts to meet applicable requirements for the Partnership to be taxed as a partnership and not as an association taxable as a corporation;

5.2.6 Amend this Agreement and, if necessary, any separate Certificate of Limited Partnership filed for record to reflect the admission of Additional Limited Partners to the Partnership and thereafter amend this Agreement, if necessary, and any separate Certificate of Limited Partnership filed for record to reflect the substitution of Limited Partners.

5.3 Restrictions on General Partner's Rights and Authority. Notwithstanding the preceding, the General Partner shall not have the authority to, without the written approval of a majority in interest of the Limited Partners:

5.3.1 Commingle Partnership funds with those of any other person or entity, except as permitted in paragraph 5.1.6. of this Agreement;

5.3.2 Use or permit any other person to use Partnership funds or assets in any manner except for the exclusive benefit of the Partnership;

5.3.3 Alter the primary purpose of the Partnership as set forth in Section 2.3 of this Agreement;

5.3.4 Admit another person or entity as a General Partner;

5.3.5 Cause the Partnership to lend Partnership assets to the General Partner or its Affiliates or employ, or permit to employ, the funds or assets of the Partnership in any manner except for the exclusive benefit of the Partnership;

5.3.6 Do any act which would make it impossible to carry on the ordinary business of the Partnership;

5.3.7 Confess a judgment against the Partnership; or

5.3.8 Do any act in contravention of this Agreement.

5.4 Administration of Partnership. So long as it is General Partner and the provisions of this Agreement for compensation and reimbursement of expenses of the General Partner are observed, the

General Partner shall have the responsibility of providing continuing administrative and executive support, advice, consultation, analysis and supervision with respect to the functions of the Partnership as an owner and operator of the Business. In this regard, the General Partner may retain the services of such Affiliates or unaffiliated parties as the General Partner may deem appropriate to provide management and financial consultation and advice, and may enter into agreements for the management and operation of Partnership assets, including the Business.

5.5 Tax Matters Partner. The Partners do hereby appoint the General Partner to act as the "Tax Matters Partner" as described in the Tax Equity and Fiscal Responsibility Act of 1982.

5.6 Devotion of Time. The General Partner shall not be required to devote all of its time or business efforts to the affairs of the Partnership, but shall devote so much of its time and attention to the Partnership as it deems necessary and advisable and it may, during the continuance of this Agreement, engage in any activity for its own profit and advantage without the consent of the Limited Partners.

5.7 Outside Activities. In addition to the business of the Partnership, the General Partner may engage in one (1) or more businesses, including those which directly compete with the Partnership. Neither the Partnership, nor any other Partner, shall have any right to any income or profit derived by the General Partner from any business activity permitted under this numbered paragraph.

5.8 Reserve. The General Partner intends to establish and maintain a Partnership cash reserve for unexpected expenses, development of the Business, and contingent liabilities. The actual amount of the cash reserve shall be in the sole discretion of the General Partner.

5.9 Indemnification of the General Partner. The General Partner shall not be responsible for losses incurred as a result of the General Partner's negligence, gross negligence, or other acts, activities, errors, or omissions that do not constitute willful misconduct. The Partnership shall and does hereby indemnify and hold harmless the General Partner and the General Partner's representatives, successors, assigns, agents, attorneys, officers, directors, parent corporations, subsidiaries, affiliates, employees, partners, co-venturers, and each of them, from and against any and all claims, demands, liability, actions, causes of action, losses, costs, expenses, attorneys' fees, and obligations arising out of or in any way connected with the General Partner's discharge of its duties and obligations under this Agreement, with the exception of acts, activities, errors, or omissions that constitute willful misconduct.

5.10 Restrictions on Limited Partners. The Limited Partners do not have either the obligation or the right to take part, directly or indirectly, in the active management or control of the business of the Partnership, except as otherwise expressly permitted in this Agreement or by law.

5.11 Standard of Care of General Partner. The General Partner shall exercise ordinary business judgment in managing the affairs of the Partnership. Unless fraud, deceit, or a wrongful taking is involved, the General Partner is not liable or obligated to the Limited Partners for any mistake of fact or judgment made by the General Partner in operating the business of the Partnership that results in any loss to the Partnership or its Partners. The General Partner does not, in any way, guarantee the return of the Limited Partners' capital or a profit from the operations of the Partnership. The General Partner is not responsible to any Limited Partner because of a loss of that Partner's investment or a loss in operations, unless it has been occasioned by fraud, deceit, or a wrongful taking by the General Partner.

5.12 Authority for Use of Nominees. All Partners recognize that there are sometimes practical difficulties in doing business as a limited partnership, occasioned by third parties seeking to determine the capacity of the General Partner to act for an on behalf of the Partnership, or for other reasons. Therefore, the Limited Partners authorize the General Partner to acquire all real and personal property, arrange all financing, enter contracts, and complete all other arrangements needed to effectuate the purpose of this Partnership, either in its own name or in the name of a nominee, without having to disclose the existence of this Partnership. If the General Partner decides to transact the Partnership business in its own names or in the name of a nominee, it must place a written declaration of trust in the

Partnership books and records that acknowledges the capacity in which the nominee acts and the name of the Partnership as the true or equitable owner.

5.13 Removal of General Partner. The General Partner may be removed only for cause by the affirmative vote of all Limited Partners. Written notice of the General Partner's removal must be served on that Partner by certified mail. The notice must set forth the day on which the removal is to be effective, and that date may not be less than 30 days after the service of notice on the General Partner. If there is no other remaining General Partner, and the Limited Partners fail to elect a new General Partner pursuant to Section 2.2 of this Agreement within six (6) months after the removal becomes effective, the Partnership will be dissolved and its business will be wound up and terminated. If the removal of the General Partner does not cause the dissolution of the Partnership, the General Partner's interest may be purchased pursuant to Sections 9.6 and 9.7 of this Agreement. Otherwise, that removal will cause that Partner's interest in the Partnership to be converted to that of a Limited Partner. A former General Partner whose interest has been converted to that of a Limited Partner has the same rights and obligations under this Agreement as any other Limited Partner.

## 6. BOOKS, RECORDS, AND ACCOUNTS

### 6.1 Partnership Accounting Practices.

6.1.1 The Partnership books will be kept on a cash basis. The Partnership books will be closed and balanced at the end of each fiscal year of the Partnership.

6.1.2 The fiscal year of the Partnership shall end on the last day of each calendar year.

6.2 Maintenance of Records and Accounts. At all times, the General Partner shall maintain books, records, reports, and accounts in which all transactions of the Partnership are entered.

6.3 Required Records. The General Partner shall maintain at the principal executive office of the Partnership within California all of the following records:

6.3.1 A current list in alphabetical order of the full name and last known business or residence address of each Partner together with the contribution and the share in profits and losses of each Partner.

6.3.2 A copy of the Certificate of Limited Partnership and all certificates of amendment thereto, together with executed copies of any powers of attorney pursuant to which any certificate has been executed.

6.3.3 Copies of the Partnership's federal, state, and local income tax or information returns and reports, if any, for the six most recent taxable years.

6.3.4 Copies of this Agreement and all amendments thereto.

6.3.5 Financial statements of the Partnership for the six (6) most recent fiscal years.

6.3.6 The Partnership's books and records for at least the current and past three fiscal years.

6.4 Delivery of Records to Limited Partners. On the request of any Limited Partner, or his or her agent or attorney, the General Partner shall promptly deliver to that Partner, or to his or her agent or attorney, at the expense of the Partnership, a copy of:

6.4.1 The current list of each Partner's name, address, contribution, and share in profits and losses.

6.4.2 The Certificate of Limited Partnership, as amended, and any powers of attorney pursuant to which any certificate was executed.

6.4.3 This Agreement, as amended.

6.5 Access to Records by Limited Partners. Each Limited Partner and/or each Limited Partner's duly authorized representative, attorney, or attorney in fact has the right, on reasonable request, to:

6.5.1 Inspect and copy, during normal business hours, any Partnership record the Partnership is required to maintain, pursuant to Section 6.3 of this Agreement.

6.5.2 Obtain from the General Partner, promptly after becoming available, a copy of the Partnership's federal, state, and local income tax or information returns for each year.

6.6 Income Tax Date. The General Partner shall send to each Partner, within ninety (90) days after the end of each taxable year, such information as is necessary for them to complete their federal and state income tax or information returns.

6.7 Capital and Income Accounts. The Partnership shall establish an individual capital and income account for each Partner. The Partnership shall determine and maintain each capital and income account in accordance with Treasury Regulation § 1.704-1(b)(2)(iv). The following additional provisions shall apply to capital accounts:

6.7.1 A Partner's capital account shall be increased by that Partner's capital contributions, that Partner's share of profits, and any items in the nature of income or gain that are specially allocated to that Partner.

6.7.2 A Partner's capital account shall be increased by the amount of any partnership liabilities assumed by that Partner subject to and in accordance with the provisions of Reg. § 1.704-1(b)(2)(iv)(c).

6.7.3 A Partner's capital account shall be decreased by (a) the amount of cash distributed to that Partner; (b) the fair market value of any property of the Partnership so distributed, net of liabilities secured by such distributed property that the distributee Partner is considered to assume or to be subject to under IRC § 752; (c) the amount of partnership liabilities from which the partner is released; and (d) the amount of any items in the nature of expenses or losses that are specially allocated to that Partner pursuant to this Agreement.

6.7.4 A Partner's capital account shall be reduced by the Partner's share of any expenditures of the Partnership described in IRC § 705(a)(2)(B) or which are treated as IRC § 705(a)(2)(B) expenditures pursuant to Reg. § 1.704-(b)(2)(iv)(i) (including syndication expenses and losses not deductible under IRC §§ 267(a)(1) or 707(b)).

6.7.5 If any interest (or portion thereof) is transferred, the transferee of such interest or portion shall succeed to the transferor's capital account attributable to such interest or portion.

6.7.6 The principal amount of a promissory note that is not readily traded on an established securities market and that is contributed to the Partnership by the maker of the note shall not be included in the capital account of any person until the Partnership makes a taxable disposition of the note or until (and to the extent) principal payments are made on the note, all in accordance with Reg. § 1.704-1(b)(2)(iv)(d)(2).

6.7.7 Each Partner's capital account shall be increased or decreased as necessary to reflect a revaluation of the Partnership's property assets in accordance with the requirements of Reg. §§ 1.704-1(b)(2)(iv)(f) and 1.704-1(b)(2)(iv)(g), including the special rules under Reg. § 1.701-1(b)(4), as applicable.

6.7.8 "Adjusted capital account deficit" shall mean the deficit balance, if any, in a Partner's adjusted capital account as of the end of the taxable year. This definition is intended to comply with and shall be interpreted to be consistent with Treasury Regulation § 1.704-1(b)(2)(ii)(d). If any Partner unexpectedly receives any adjustments, allocations, or distributions described in Treasury Regulation § 1.704-1(b)(2)(ii)(d)(4), (5), or (6), then items of net income shall be specifically allocated to that Partner in an amount and manner sufficient to eliminate, to the extent required by the Regulation, the adjusted capital account deficit of that Partner as quickly as possible. This section is intended to comply with and shall be interpreted to be consistent with the provisions of Treasury Regulation § 1.704-1(b)(2)(ii)(d).

6.7.9 If there is a net decrease in Partnership minimum gain during any Partnership year, then each Partner who would otherwise have an adjusted capital account deficit at the end of that year shall be specially allocated items of net income for that year (and, if necessary, subsequent years) in an amount and manner sufficient to eliminate the adjusted capital account deficit as quickly as possible. This Section is intended to comply with and shall be interpreted to be consistent with the minimum gain charge-back, requirements of Treasury Regulation § 1.704-1(b)(4)(iv)(e).

6.7.10 To the extent an allocation of loss to a Partner would cause the Partner to have an adjusted capital account deficit, the loss shall not be allocated to that Partner and instead shall be allocated to other Partners.

6.7.11 It is the intent of the Partnership that the Agreement comply with the terms and requirements of Treasury Regulation § 1.704-1(b)(2)(ii)(d), including its provisions for the safe harbor test and the qualified income offset. Treasury Regulation § 1.704-1(b)(2)(ii)(d) is incorporated by reference in the Agreement. If the Partnership determines that the allocation provisions of the Agreement are unlikely to be respected for federal income tax purposes, the General Partner shall have the authority to amend the allocation provisions of the Agreement to the minimum extent necessary to effect the allocations and distribution plan of the Agreement. The General Partner shall have the authority, at its sole discretion, to adopt and revise rules, conventions, and procedures for admitting Partners to reflect their interest in the Partnership at the close of the year.

6.8 Banking The General Partner shall open and maintain a separate bank account in the name of the Partnership at a depository as chosen by the General Partner in which all Partnership funds will be deposited. No other funds will be deposited in the account. The funds in that account will be used solely for the business of the Partnership, and all withdrawals are to be made only on checks signed by the General Partner.

## 7. RIGHTS, POWERS, DUTIES, AND RESTRICTIONS OF PARTNERS

7.1 General Partner's Exclusive Right to Manage. The General Partner has exclusive charge and control of the management, conduct, and operation of the Partnership in all matters.

7.2 Devotion of Time by General Partner. The General Partner shall devote only such care, attention, and business capacity to the affairs of the Partnership as may be reasonably necessary. In this connection, the Partners acknowledge that any General Partner may be the General Partner of other partnerships and may continue to manage other partnerships, and may continue to engage in other businesses.

7.3 Restrictions on General Partner. Except as otherwise expressly provided in this Agreement, the General Partner is subject to all the restrictions imposed on general partners by the Act and has all the rights and powers granted to general partners under those statutes.

7.4 Compensation of General Partner. The General Partner shall be entitled to receive compensation for acting as such, as the General Partner shall from time to time determine, in its reasonable discretion, but in no event shall such amount be in excess of that which the Partnership could pay to a third party in an arm's length transaction for providing such services. In addition, the General Partner shall be reimbursed for all amounts expended to or for the benefit of the Partnership, whether incurred before or after formation.

7.5 Voting Rights of Limited Partners.

7.5.1 In addition to any other voting rights granted the Limited Partners under this Agreement, the Limited Partners have the right to vote on the following matters: (a) The dissolution and winding up of the Partnership, pursuant to Section 12.2; (b) the merger of the Partnership; (c) the incurrence of indebtedness by the Partnership other than in the ordinary course of its business; (d) a change in the nature of the Partnership's business; and (e) transactions in which the General Partner has an actual or potential conflict of interest either with the Limited Partners or the Partnership. An election to continue the business of the Partnership when the General Partner ceases to be the General Partner and at least one General Partner remains.

7.5.2 All of the actions specified in Section 7.5.1 may be taken following the vote of a majority in interest of the Limited Partner.

7.5.3 The Limited Partners have the right to vote on the admission of an additional General Partner. Except as specifically provided in Sections 7.5.4 and 7.5.5 of this Section 7.5 or any other provision of this Agreement, the admission of an additional General Partner may be accomplished on the affirmative vote of a majority in interest of the Limited Partners.

7.5.4 The Limited Partners have the right to vote on an election to continue the business of the Partnership and the admission of one or more General Partners after the General Partner has ceased to be a General Partner other than by removal and there is no remaining General Partner. These actions shall be taken only on approval by all of the Limited Partners.

7.5.5 The Limited Partners have the right to vote on an election to continue the business of the Partnership and the admission of one or more General Partners after a General Partner has been removed as a General Partner and there is no remaining General Partner. These actions shall be taken only on approval by all of the Limited Partners.

7.5.6 The Limited Partners have the right to vote on any other matters related to the business of the Partnership that are made subject to the approval or disapproval of the Limited Partners by this Agreement. These actions shall be taken only on approval of a majority in interest of the Limited Partners.

7.6 Loans to the Partnership. Nothing in this Agreement prevents a Partner from loaning money to the Partnership on a promissory note or similar evidence of indebtedness for a reasonable rate of interest, as determined by the lending Partner and the General Partner. Any Partner loaning money to the Partnership has the same rights and risks regarding the loan as would any person or entity making the loan who was not a member of the Partnership.

7.7 Transaction of Business With Partnership. Except as otherwise provided in this Agreement, a Partner may transact other business with the Partnership. If any Partner transacts business with the Partnership, that Partner has the same rights and obligations with respect thereto as a person who is not a Partner.



7.8 Partners Engaging in Other Business. Any of the Partners may engage in or possess an interest in other business ventures of every nature and description independently or with others, and neither the Partnership nor the Partners shall have any right by virtue of this Agreement in and to any such independent ventures or to the income or profits derived from them.

7.9 Special Power of Attorney.

7.9.1 In General. Each Limited Partner hereby irrevocably constitutes and appoints the General Partner as his attorney-in-fact, in his name, place, and stead, with power and authority to execute, acknowledge, and swear to in the execution, acknowledgment, and filing of all of the following documents:

(a) The Certificate of Limited Partnership, which, under the laws of the State of California or the laws of any other state where the Partnership does business, is required to be filed or which the General Partner elects to file;

(b) Any other instrument or document required to be filed by the Partnership under the laws of any state or by any governmental agency, or which the General Partner elects to file; and

(c) Any instrument or document that may be required to effect the continuation of the Partnership, the admission of an additional or substitute Limited Partner, or the dissolution and termination of the Partnership; provided, however, that the continuation, admission, or dissolution and termination are in accordance with the terms of this Agreement.

7.9.2 Special Provisions. The special power of attorney being granted by each Limited Partner (a) is a special power of attorney coupled with an interest, (b) is irrevocable, (c) shall survive the incapacity of the granting Limited Partner, and (d) is limited to matters set forth in this Section 7.9.

7.9.3 Signatures. The General Partner may exercise the special power of attorney on behalf of each Limited Partner by a facsimile signature of the General Partner or one of its general partners, or by the signature of the General Partner or one of its general partners acting as an attorney-in-fact for all the Limited Partners.

7.9.4 Amendments to Agreement. The General Partner shall promptly furnish the Limited Partners with a copy of any amendment to this Agreement executed by the General Partner pursuant to this power of attorney.

7.10 Limited Partner Representations and Acknowledgements. Each Limited Partner makes the following representations to and for the benefit of the General Partner and the Partnership:

7.10.1 The Limited Partner has a preexisting personal or business relationship with the General Partner or any of its offices, directors or controlling persons, or by reason of such Limited Partner's business or financial experience, the Limited Partner has the capacity to protect its own interest in connection with the transaction.

7.10.2 The Limited Partner is purchasing for its own account (or a trust account if a trustee) and not with a view to or for sale in connection with any distribution of the interest in the Partnership.

8. PARTNERSHIP MEETINGS

8.1 In General. The call, noticing and holding of meetings (including quorum, voting rights, proxies, etc.) and activity without meetings (e.g. written consents), and the like shall be handled in accordance with the Act, as it may be amended from time to time.

## 9. TRANSFER OF PARTNERSHIP INTERESTS

9.1 Transfer and Assignment of Interests. No Limited Partner shall be entitled to transfer, assign, convey, sell, encumber or in any way alienate all or any part of his or her interest in the Partnership (collectively, "Transfer") except with the prior written consent of the General Partner, which consent may be given or withheld, conditioned or delayed, as the General Partner may determine in its sole and absolute discretion, including conditioning such transfer on first affording the Company (and the other Limited Partners, if so elected by the General Partner) a right of first refusal to acquire said interest. After the consummation of any Transfer of any interest, the interest so transferred shall continue to be subject to the terms and provisions of this Agreement and any further Transfers shall be required to comply with all the terms and provisions of this Agreement.

9.1.1 Substitution of Limited Partners. An assignee of an interest shall have the right to become a Limited Partner only if (i) the requirements of this Section are met, (ii) the assignee executes an instrument satisfactory to the General Partner accepting and adopting the terms and provisions of this Agreement, and (iii) the assignee pays any reasonable expenses in connection with his or her admission as a new Limited Partner. The admission of an assignee as a substitute Limited Partner shall not result in the release of the Limited Partner who assigned the interest from any liability that such Limited Partner may have to the Company.

9.1.2 Permitted Transfers. The interest of any Limited Partner may be transferred to any Limited Partner's spouse, child or grandchild (so long as such child or grandchild is not then less than eighteen (18) years of age), or to a trust for the benefit of such Limited Partner or such Limited Partner's spouse, child or grandchild, or other estate planning entity controlled or directed by the Limited Partner, subject to compliance with this Section, and without the prior written consent of the General Partner, but with written notice to the General Partner, by inter vivos gift or by testamentary transfer. Any such transferee may become a substitute Limited Partner in accordance with Section 9.1.1 above.

9.1.3 Rights of Legal Representatives. If a Limited Partner who is an individual dies or is adjudged by a court of competent jurisdiction to be incompetent to manage the Limited Partner's person or property, the Limited Partner's executor, administrator, guardian, conservator, or other legal representative may exercise all of the Limited Partner's rights for the purpose of settling the Limited Partner's estate or administering the Limited Partner's property, including any power the Limited Partner has under the Articles or this Agreement to give an assignee the right to become a Limited Partner. If a Limited Partner is a corporation, trust, or other entity and is dissolved or terminated, the powers of that Limited Partner may be exercised by its legal representative or successor.

9.2 Assignment of Fifty Percent (50%) or More. Except as provided in this Section 9.2, no assignment of any interest may be made if the interest to be assigned, when added to the total of all other interest assigned within the twelve (12) immediately preceding months, would, in the opinion of counsel for the Company, result in the termination of the Company under the Code, unless the Limited Partner desiring to make such assignment shall, at his own expense, procure a private ruling from the Internal Revenue Service that the proposed assignment will not cause such termination.

9.3 Transfer Subject to Law. No assignment, sale, transfer, exchange or other disposition of any interest in the Company may be made except in compliance with the then applicable laws and rules of any governmental authority, including state and federal securities laws.

9.4 Transfer in Violation not Recognized. Any assignment, sale, transfer or exchange in contravention of any of the provisions of this Section 9 shall be void and ineffectual, and shall not bind or be recognized by the Company.

9.5 Option to Buy Terminated Interest of General Partner. When a General Partner ceases to be a General Partner pursuant to Section 15642 of the Act, the remaining Limited Partners have an option, exercisable by them, or by anyone they have designated as the replacement General Partner, at

any time within ninety (90) days after the date on which the withdrawing General Partner ceases to be a General Partner, to purchase the withdrawing General Partner's interest by paying the value of that interest determined as provided in Section 9.5 to the person legally entitled.

9.6 Purchase Price for General Partner's Interest. The value of the interest of a withdrawing General Partner, for the purposes of Section 9.6 of this Agreement, is the value of that interest as shown on the last regular accounting of the Partnership preceding the date on which the General Partner ceased to be a General Partner of the Partnership, together with the full unwithdrawn portion of the withdrawing General Partner's distributive share of any net profits earned by the Partnership between the date of that accounting and the date on which the withdrawing General Partner ceased to be a General Partner of the Partnership.

9.7 Duties of New General Partner. On the purchase and sale of a withdrawing General Partner's interest, the new General Partner shall assume all obligations of the Partnership and hold the withdrawing General Partner, the personal representative and estate of the withdrawing General Partner, and the property of the withdrawing General Partner free and harmless from all liability for those obligations. Further, the new General Partner shall immediately amend the Certificate of Limited Partnership as required by the Act and prepare, file, serve, and publish all other notices required by law to protect the withdrawing General Partner or the personal representative and estate of the withdrawing General Partner from all liability for the future obligations of the Partnership business.

## 10. LIABILITIES OF PARTNERS

10.1 Liability of General Partners. Except as otherwise provided in this Agreement, the liability of the General Partner arising from the conduct of the business affairs or operations of the Partnership or for the debts of the Partnership is unrestricted.

10.2 Liability of Limited Partners. The liability of the Limited Partners is restricted and limited to the amount of the actual capital contributions that each Limited Partner makes or agrees to make to the Partnership.

## 11. PROHIBITED TRANSACTIONS

11.1 Specified Acts. During the time of the organization or continuance of this Partnership, the General and Limited Partners specifically promise not to do any of the following:

11.1.1 Use the name of the Partnership (or any substantially similar name) or any trade name adopted by the Partnership, except in the ordinary course of the Partnership business.

11.1.2 Disclose to any non-partner any of the Partnership business practices, trade secrets, or any other information not generally known to the business community.

11.1.3 Do any other act or deed with the intention of harming the business operations of the Partnership.

11.1.4 Do any act contrary to this Agreement, except with the prior express written approval of all Partners.

11.1.5 Do any act that would make it impossible to carry on the intended or ordinary business of the Partnership.

11.2 Use of Partnership Assets. The General Partner shall not use, directly or indirectly, the assets of this Partnership for any purpose other than conducting the business of the Partnership for the full and exclusive benefit of all its Partners.

## 12. DISSOLUTION OF THE PARTNERSHIP

12.1 Dissolution and Winding Up. The Partnership is dissolved and its affairs will be wound up on the expiration of the term provided for the existence of the Partnership in Section 1.5 or on the occurrence of any of the events specified in Sections 12.2 through 12.5, whichever is the first to occur.

12.2 Dissolution on Consent. The Partnership is dissolved on any date specified in a consent to dissolution signed by the General Partner and by a majority in interest of the Limited Partners.

12.3 Dissolution on Loss of a General Partner. If a General Partner ceases to be a General Partner for any cause set forth in the Act, and there is no remaining General Partner, the Partnership shall dissolve and its affairs shall be wound up unless a majority in interest of the Limited Partners agree in writing to continue the business of the Partnership and to the admission of one (1) or more new General Partners in accordance with Section 2.2 of this Agreement within ninety (90) days of the General Partner ceasing to be the General Partner.

12.4 Dissolution on Sale or Disposition of Assets. The Partnership will be dissolved and its affairs will be wound up when its assets are sold or otherwise disposed of and the only property of the Partnership consists of cash available for distribution to the Partners.

12.5 Dissolution on Judicial Decree. The Partnership shall be dissolved and its affairs shall be wound up when required by a decree of judicial dissolution entered in accordance with the Act.

12.6 Responsibility for Winding Up. On dissolution of the Partnership, the affairs of the Partnership will be wound up by the General Partner if it has not wrongfully caused the dissolution, or if there is no General Partner remaining, the Partnership's affairs will be wound up by the Limited Partners. If the Limited Partners wind up the Partnership's affairs, they shall not be entitled to reasonable expenses.

12.7 Liquidation and Distribution. The person or persons responsible for winding up the affairs of the Partnership pursuant to Section 12.6 will take full account of the Partnership assets and liabilities, liquidate the assets of the Partnership as promptly as is consistent with obtaining the fair value thereof, and apply and distribute the proceeds in the following order:

12.7.1 To creditors of the Partnership, including Partners who are creditors to the extent permitted by law, in satisfaction of liabilities of the Partnership other than liabilities for any of the following:

(a) Distributions owing to Partners prior to their withdrawal from the Partnership and prior to dissolution and winding up of the Partnership.

(b) Distributions owing to Partners on their withdrawal from the

12.7.2 Except as otherwise provided in this Agreement, then to Partners and former Partners in satisfaction of liabilities for distributions owing to them prior to their withdrawal from the Partnership and prior to dissolution and winding up of the Partnership and on their withdrawal from the Partnership.

12.7.3 Then to the Partners in accordance with the provisions set forth in Section 4.1 of this Agreement for the distribution of the assets of the Partnership.

12.8 Filing Certificate of Dissolution. On dissolution of the Partnership, the General Partner will execute and file in the office of the Secretary of State of the State of California a certificate of dissolution. If dissolution occurs after a sole General Partner ceases to be a General Partner and pursuant to Section 12.3, the Limited Partners conducting the winding up of the Partnership's affairs will file the certificate of dissolution.

12.9 Cancellation of Certificate of Limited Partnership. On completion of the winding up of the Partnership's affairs, the Partners conducting the winding up of the Partnership's affairs will execute and file in the office of the Secretary of State of the State of California a certificate of cancellation of the Certificate of Limited Partnership. If dissolution occurs after a sole General Partner ceases to be a General Partner and pursuant to Section 12.3, the Limited Partners conducting the winding up of the Partnership's affairs will file the certificate of cancellation.

### 13. RECORD DATE

13.1 Automatic Record Date. In the absence of any action setting a record date, the record date is determined as follows:

13.1.1 The record date for determining the Partners entitled to notice of or to vote at meetings is at the close of business on the business day preceding the day on which notice is given or, if notice is waived, at the close of business on business day preceding day on which meeting is held.

13.1.2 The record date for determining Partners entitled to give consent to Partnership action in writing without meeting is the day on which the first written consent is given.

13.1.3 The record date for determining Partners for any other purpose is the close of business on the day on which the General Partner adopts the record date or the sixtieth (60th) day prior to the date of action relating to that other purpose, whichever is later.

13.1.4 The record date for adjourned meetings is the record date set in determining the Partners entitled to notice of or to vote at the original meeting; however, the Partners who called that meeting may fix a new record date for the adjourned meeting and must fix a new record date if the meeting is adjourned for more than forty-five (45) days from the date set for the original meeting.

### 14. MISCELLANEOUS PROVISIONS

14.1 Entire Agreement. This Agreement contains the entire understanding among the Partners and supersedes any prior written or oral agreements between them respecting the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between and among the Partners relating to the subject matter of this Agreement that are not fully expressed herein.

#### 14.2 Amendments.

14.2.1 Conflicts. Subject to Section 14.2.2, the provisions of this Agreement may be amended upon approval of the General Partner along with a vote of a majority-in-interest of the Limited Partners. Any amendment of this Agreement must be in writing, dated, and executed by all approving Partners. If any conflict arises between the provisions of any amendment and the original Agreement as previously amended, the most recent provisions control. No amendment may, without the unanimous consent of all Partners, modify the Partnership interests of the Partners or the allocation of profits or losses or distributions, or amend this Section.

14.2.2 Right of Limited Partners to Vote. The provisions of this Agreement governing the right of the Limited Partners to vote on the admission of a General Partner when there is a remaining or surviving General Partner, and the right of the Limited Partners to vote on the admission of a General Partner or an election to continue the business of the Partnership after a General Partner ceases to be a General Partner other than by removal and there is no remaining or surviving General Partner, may not be amended.

14.2.3 Attorneys' Fees. If any action or law or in the equity, including an action for declaratory or injunctive relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party is entitled to reasonable attorneys' fees.

14.2.4 Governing Law. All questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereto are governed by the laws of the State of California.

14.2.5 Notices. All notices must be in writing and sent by first class United States mail. All notices to the Partners must be sent to them at the addresses shown for them in the records of the Partnership. All notices to the Partnership must be sent to it at its principal executive office in California. Notices are deemed to have been delivered when deposited in the United States mail.

14.2.6 Successors. Subject to the restrictions against assignment of limited partnership interests contained herein, this Agreement inures to the benefit of and is binding on the assigns, successors in interest, personal representatives, estates, heirs, and legatees of each of the parties hereto.

14.2.7 Severability. If any provisions of this Agreement are declared by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions continue in full force and effect.

14.2.8 Election of Adjusted Basis. In the event of a transfer of all or part of the interest of a Limited Partner, the General Partner may elect, on behalf of the Partnership, to adjust the basis of the Partnership property pursuant to Section 754 of the federal Internal Revenue Code. All other elections required or permitted to be made by the Partnership under the federal Internal Revenue Code must be made by the General Partner in such manner as will, in their opinion, be most advantageous to a majority in interest of the Limited Partners.

14.2.9 Counterparts. This Agreement may be executed in several counterparts, and all counterparts so executed will be one agreement that is binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

14.2.10 Headings. The headings preceding the paragraphs of this Agreement are for convenience of reference only, are not a part of this Agreement, and are disregarding in the interpretation of any portion of this Agreement.

14.2.11 Other Instruments. The parties hereto covenant and agree that they will execute all other instruments and documents that are or may become necessary or convenient to effectuate and carry out the Partnership created by this Agreement.

/// Signature page follows. ///

IN WITNESS WHEREOF, the Partners have executed this Agreement as of the date first written above.

**General Partner:**

RKJK A NEVADA CO., LLC,  
a Nevada limited liability company

By: Hagop Kodfarali  
Hagop Kodfarali, Manager

**Limited Partner(s):**

HAGOP AND TALINE KOFDARALI FAMILY  
LIVING TRUST under Declaration of Trust  
dated May 17, 2006

By: Hagop Kodfarali  
Hagop Kodfarali, Trustee

By: Taline Kodfarali  
Taline Kodfarali, Trustee

**Cajalco Square, LP**  
**a California limited partnership**

PARTNER NAME AND ADDRESS		CAPITAL CONTRIBUTION	PERCENTAGE INTEREST IN PROFITS & LOSSES
<b>General Partner</b>			
RKJK A Nevada Co., LLC	139 Radio Road Corona, CA 92878	\$100	1%
<b>Limited Partner(s)</b>			
Hagop and Taline Kofdarali Family Living Trust	139 Radio Road Corona, CA 92878	\$ _____	99%
		\$ _____	100%



LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the unincorporated area of the County of Riverside, State of California, and is described as follows:

PARCELS 1, 2, 3 AND 8, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 36124 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON NOVEMBER 29, 2011, IN BOOK 233 OF MAPS PAGE(S) 30 THROUGH 35.

APN:

- 321-130-053-6 (Affects Parcel 1)
- 321-130-054-7 (Affects Parcel 2)
- 321-130-055-8 (Affects Parcel 3)
- 321-130-060-2 (Affects Parcel 8)

## LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the unincorporated area of the County of Riverside, State of California, and is described as follows:

PARCELS 1, 2, 3 AND 8, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 36124 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON NOVEMBER 29, 2011, IN BOOK 233 OF MAPS PAGE(S) 30 THROUGH 35.

**APN:**

321-130-053-6 (Affects Parcel 1)  
321-130-054-7 (Affects Parcel 2)  
321-130-055-8 (Affects Parcel 3)  
321-130-060-2 (Affects Parcel 8)



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 20, 2019**

the Tentative Tract Map No. 37294. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

- 4.2 CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (E) and 15332 (A), (C), (D), and (E) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The project proposes to construct a 1,701 sq. ft. office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. APN-277-081-031. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** off calendar.

- 4.3 TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant:** Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**

Public Comments: Open  
By a vote of 4-0

**CONTINUED** off calendar.

**APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

**5.0 WORKSHOP**

**NONE**

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

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 20, 2019**

**I. AGENDA ITEM 4.3**

**TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1.**

**II. PROJECT DESCRIPTION:**

**Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. **APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

**III. MEETING SUMMARY:**

The following staff presented the subject proposal: John Hildebrand, TLMA Administrative Services Manager  
Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Spoke in opposition:**

Ann Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570

Jerry Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570- did not speak, donated time.

John Minnella, Neighbor, 19464 Killdeer Court, Lake Mathews, 92590

Laurie Sabo, Neighbor, 19120 Sterling Hill Lane, Perris, 92570

Jodi Montano, Neighbor, 16661 Multiview Drive, Perris, 92570- did not speak, donated time

Carol Garland, Interested Party, 16080 Multiview Drive, Lake Mathews, 92570- did not speak, donated time

Kerri Hand, Neighbor, 19385 Silver Summit Circle, Perris, 92570

No one spoke favor or in a neutral position

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Open

Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Taylor-Berger

A vote of 4-0 (Commissioner Sanchez Absent)

**CONTINUED** off Calendar.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN**  
**ENVIRONMENTAL IMPACT REPORT (EIR)**

**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 PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant:** Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 20, 2019**  
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 e-mail at [twheeler@rivco.org](mailto:twheeler@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 an EIR. 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 Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 24, 2020,  
The attached property owners list was prepared by Riverside County GIS,  
APN (s) or case numbers TPM37537 / CUP03775 for  
Company or Individual's Name RCIT - GIS,  
Distance buffered 600'

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

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

TITLE: GIS Analyst

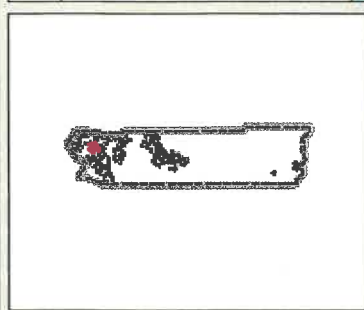
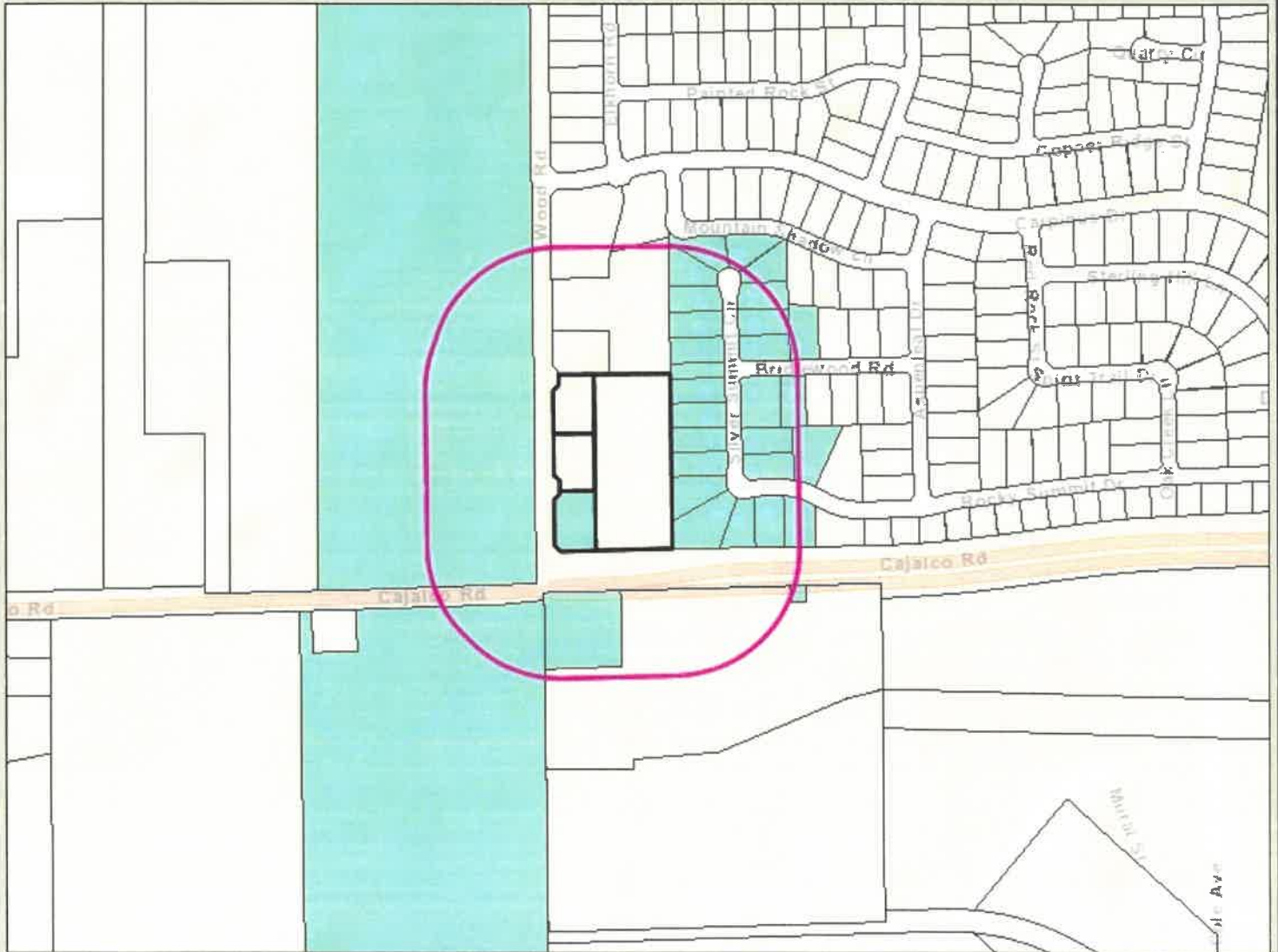
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor





Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

TPM37537 / CUP03775 ( 600 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  Parcels
  -  World Street Map

## Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 2/24/2020 11:57:58 AM

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**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

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 PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 (EIR255) – EA3037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – REQUEST: Tentative Parcel Map No. 37537 proposes a Schedule “E” parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 gross acres; Parcel 2 would be 3.62 gross acres, Parcel 3 would be 1.29 gross acres, and Parcel 4 would be 1.29 gross acres. Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and a 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>MARCH 18, 2020</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@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 an EIR. 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 Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409



321110020  
SAND HAVEN PINES INC  
18800 CAJALCO RD  
PERRIS CA 92570

321120016  
GENUS L P  
12671 HIGH BLUFF NO 150  
SAN DIEGO CA 92130

321130053  
B&C LAND BOULDER  
341 W 2ND ST NO 1  
SAN BERNARDINO CA 92401

321140003  
O C CALLERY INC  
PO BOX 1987  
PERRIS CA 92572

321140035  
WILLIAM R. CRAMER  
PO BOX 1987  
PERRIS CA 92572

321501008  
COLLEEN KIEMELE  
19199 BRIDLEWOOD RD  
PERRIS CA 92570

321502001  
JERRY & JULIA BUILDERS  
PO BOX 1136  
LAKE ELSINORE CA 92531

321510001  
RAYMOND J. ROMERO  
19295 SILVER SUMMIT CIR  
PERRIS CA 92570

321510002  
LUCRECIA MORENO  
19277 SILVER SUMMIT CIR  
PERRIS CA 92570

321510003  
EDWARD J. GOMEZ  
19259 SILVER SUMMIT CIR  
PERRIS CA 92570

321510004  
MANUEL JESUS PAT  
19241 SILVER SUMMIT CIR  
PERRIS CA 92570

321510005  
ERIK JACOBUS  
19223 SILVER SUMMIT CIR  
PERRIS CA 92570

321510006  
JOAQUIN AGUILAR  
19238 SILVER SUMMIT CIR  
PERRIS CA 92570

321510007  
KEITH D. GODDARD  
19256 SILVER SUMMIT CIR  
PERRIS CA 92570

321510008  
CALVIN WING LI  
19274 SILVER SUMMIT CIR  
PERRIS CA 92570

321510009  
CHRISTOPHER MIRABAL  
19292 SILVER SUMMIT CIR  
PERRIS CA 92570

321510010  
EVANS GAMBINA CARRIE  
19310 SILVER SUMMIT CIR  
PERRIS CA 92570

321510015  
BOULDER SPRINGS COMMUNITY ASSN  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS CA 92570

321520002  
JANIECE EDWA  
19331 SILVER SUMMIT CIR  
PERRIS CA 92570

321520003  
JOSE A. GONZALEZ  
19349 SILVER SUMMIT CIR  
PERRIS CA 92570

321520004  
DAVID WEST  
19367 SILVER SUMMIT CIR  
PERRIS CA 92570

321520005  
JASON HAND  
19385 SILVER SUMMIT CIR  
PERRIS CA 92570

321520006  
ERISA RODRIGUEZ  
19173 ROCKY SUMMIT DR  
PERRIS CA 92570

321520007  
ANTONIO A. SIMOES  
19191 ROCKY SUMMIT DR  
PERRIS CA 92570

321520008  
LYDIA GONZALEZ  
19209 ROCKY SUMMIT DR  
PERRIS CA 92570

321520009  
JESUS SALVADOR MELGOZA  
19227 ROCKY SUMMIT DR  
PERRIS CA 92570

321521001  
RUDOLFO TREVINO  
19181 BRIDLEWOOD RD  
PERRIS CA 92570

321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS CA 92570

321521003  
RYAN JASON ROQUES  
19382 SILVER SUMMIT CIR  
PERRIS CA 92570

321521004  
MANUEL O. OJEDA  
19224 ROCKY SUMMIT DR  
PERRIS CA 92570

Cajalco Square, LP  
139 Radio Road  
Corona, CA 92879

J&T Management  
Attn: Claudia Grajeda  
139 Radio Road  
Corona, CA 92879

Debbie Walsh  
P.O. Box 2244  
Perris, CA 92572

B&C Land – Boulder Springs, LLC  
341 West 2nd Street, #1  
San Bernardino, CA 92401  
Attn: Wood & Cajalco project (CUP03775)

John L. Minnella, Esquire  
1820 East Seventeenth Street  
Santa Ana, CA 92705-8604

John L. Minnella  
19464 Killdeer Court  
Lake Mathews, CA 92570

Nancy Varela  
19031 Avenue C  
Perris, CA 92570

Laurie Sabo-Salem  
19120 Sterling Hill Ln.  
Perris, CA 92570

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

JoAnn Eldred  
19569 Rocky Summit Drive  
Perris, CA 92570

Annette Sapiano  
18888 Priceless Road  
Perris, CA 92570

Margaret Lindou  
18540 Malkoha Street  
Perris, CA 92570

Anjanette Anzaldi  
18535 Granite Avenue  
Riverside, CA 92508

Jerry and Ann Grell  
19828 Smith Road  
Lake Mathews, CA 92570

Steven Krause  
16995 Rocky Glen Road  
Lake Mathews, CA 92570-7441

Jodi Montano  
16661 Multiview Drive  
Perris, CA 92570

Carol Garland  
16080 Multiview Drive  
Lake Mathews, CA 92570



**INVOICE (PLAN-CFG06410)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

B&C Land Boulder  
341 W 2Nd St, Ste 1  
San Bernardino, Ca 92401

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06410	07/03/2017	07/03/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06410	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS	
	<b>SUB TOTAL</b>
	<b>\$50.00</b>

<b>TOTAL DUE</b>	<b>\$50.00</b>
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by Mail	County of Riverside County P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment in Person	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

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.2**

**Planning Commission Hearing: March 18, 2020**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	SP312S03, CZ1900032, and TTM 37646	<b>Applicant(s):</b> Riverside Mitland 03 LLC., Shaun Bowen
<b>EA No.:</b> CEQ190021	No Further Env. Review Required	<b>Representative(s):</b> Hunsaker & Assoc. Irvine, Inc., Brad Hay
<b>Area Plan:</b>	Southwest	
<b>Zoning Area/District:</b>	French Valley Area	
<b>Supervisory District:</b>	Third District	
<b>Project Planner:</b>	Deborah Bradford	
<b>Project APN(s):</b>	480-010-041	 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Specific Plan No. 312 Substantial Conformance No. 3 (SP00312S03)** is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed.

**Change of Zone No. 1900032 (CZ1900032)** is a proposal to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39.

**Tentative Tract Map No. 37646 (TTM37646)** is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping.

For clarification purposes, Specific Plan No. 312 Substantial Conformance No. 3, Change of Zone No. 1900032, and Tentative Tract Map No. 37646 will be herein referred to as the "Project".

The Project site is located north of Hilton Road, south of Keller Road, east of Spencer's Crossing Parkway and west of Leon Road, in the French Valley Area.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**



**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 551** (EIR No. 551), pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and conditions of approval incorporated in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900032** to amend the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size and other development standards, and clarifies the allowed and prohibited uses under PA 42, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**TENTATIVELY APPROVE TENTATIVE TRACT MAP NO. 37646** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Yes – French Valley Specific Plan 312
Specific Plan Land Use:	Public Facility (PF)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities as reflected in SP312 Land Use Map
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural: Rural Residential (R: RR)
East:	Community Development: Low Density Residential (CD: LDR)
South:	Medium Density Residential (MDR) as reflected in SP No. 312 Land Use Map.
West:	Medium Density Residential (MDR) as reflected in SP No. 312 Land Use Map.
Existing Zoning Classification:	Specific Plan (SP) Planning Area 42
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Menifee and Residential Agricultural, 1 ½ dwellings/acre (R-A-1 ½)
East:	Rural Residential (R-R)

South:	Specific Plan No. 312 (SP No. 312A2) – Planning Area 39
West:	Specific Plan No. 312 (SP No. 312A2) – Planning Areas 37 and 38.
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Specific Plan No. 312
East:	Vacant Land
West:	Specific Plan No. 312

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.75 Gross Acres	N/A
Proposed Minimum Lot Size:	5,000 SF	5,000 SF
Total Proposed Number of Lots:	53 Residential Lots 3 Open Space Lots	57 Lots
Map Schedule:	'A'	

**Located Within:**

City's Sphere of Influence:	Yes – Murrieta
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map – Source: Google Maps

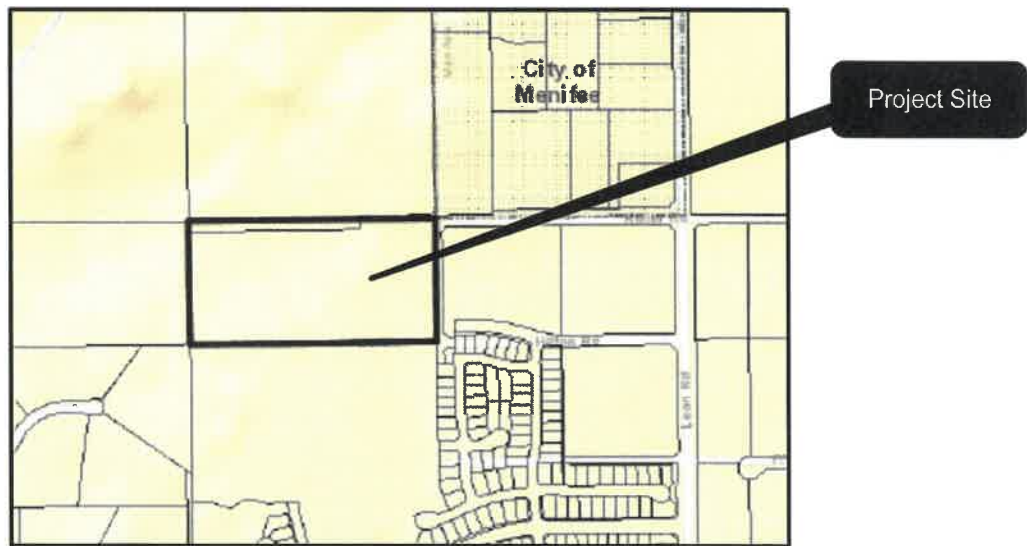


Figure 2: Project Location Map – Source: Map My County

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Specific Plan No. 312 (French Valley) was adopted by the Riverside County Board of Supervisors (Board) on June 5, 2001. The project proposed the development of a 607.8-acre site with 1,793 residential units. On December 3, 2013, the Board approved Amendment No. 1 to the Specific Plan, which decreased the

site acreage by 2.1 acres, from 607.8 to 605.7, and reduced the total number of homes permitted within the Specific Plan Area from 1,793 to 1,671.

On July 11, 2017 Amendment No. 2 to the Specific Plan (SP No. 312) was adopted by the Board of Supervisors. Amendment No. 2 modified the Specific Plan by increasing the acreage from 605.7 to 628.5 acres (reconfiguring the Specific Plan boundaries adjacent to Keller Road), and increased the target residential unit count by 147 units, from 1,671 to 1,820 (1,877 if the school site in PA 42 is not developed as a school). Amendment No. 2 also reconfigured the majority of the Planning Areas north of Baxter Road, relocated and expanded the school site, increased the total recreational open space acreage north of Baxter Road by 3.4 acres (including the addition of a new 3.5-acre Private Recreation Facility), and relocated and reduced the Public Park acreage from 6.4 to 5.6 acres. The increase in unit count recaptured the originally approved 1,793 units and accommodated additional units associated with the 22.8-acre increase of the Specific Plan boundary.



Figure 3, SP312A2 project boundaries (Source: SP312A2 Land Use Map)

EIR.551 was certified on July 11, 2017 by the Board of Supervisors. The EIR was prepared to evaluate the potential environmental impacts associated with the implementation of French Valley Specific Plan No. 312 Amendment No. 2.

File No. TTM37646 was submitted to the County of Riverside on March 21, 2019 and File Nos. SP312S03 and CZ1900032 were submitted to the County of Riverside on September 19, 2019.

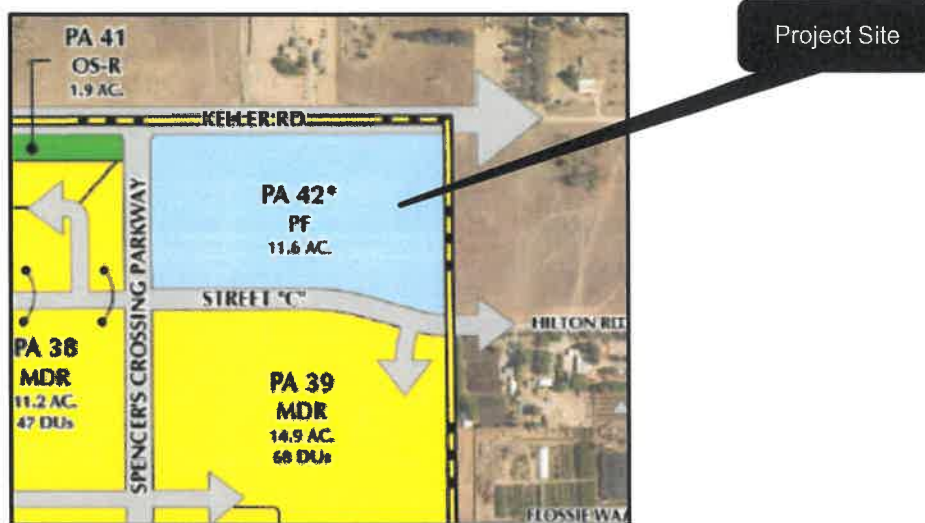


Figure 4, Project Site – PA 42\*

\*Note: If the School site is not developed as a school by the school district, an additional 57 single-family homes may be developed.  
(Source: SP 312A2 Land Use Map)

**General Plan Consistency:** The Project remains consistent with the overall development plan for the Specific Plan area as well as the underlying land use designations of Public Facilities (PF). As stated in the Specific Plan Document, PA 42 if not developed as a school site would allow for the development of 57 residential dwellings (included on the Specific Plan Land Use Plan, Table III.B-1 Planning Area Land Use Summary, as well as discussed in Section III.B.46. *Planning Area 42*). On March 4, 2019 staff received correspondence from the Menifee Union School District that stated the School District declines to acquire Planning Area 42 for the development as an elementary school.

The applicant is proposing to subdivide PA 42 to allow for 53 residential dwellings and three open space lots for a total of 56 lots, consistent with the additional 57 residential dwelling units allowed within the Specific Plan. The Change of Zone is to allow for modification to the Specific Plan Zoning Ordinance to revise the minimum lot size from 7,200 square feet to 5,000 square feet, which maintains consistency with the lot size ranges in the MDR land use designation as is noted in the Specific Plan for PA 42 if the school site is not developed. The Specific Plan Zoning Ordinance will also clarify the allowed and prohibited uses provided within the Specific Plan to resemble those from PA 39 (the planning area directly south of PA 42). Findings necessary for the Specific Plan Substantial Conformance, Change of Zone and Tentative Tract Map are detailed below within the Findings Section of the Staff Report.

**Ordinance No. 348 Consistency:** The Project proposes to modify the Specific Plan Zoning Ordinance text related to PA 42 to modify the development standard as it pertains to minimum lot size. PA 42 is based on the R-1 zoning classification of Ordinance No. 348, unless otherwise noted in the Specific Plan Zoning Ordinance. As stated prior, the Specific Plan Zoning Ordinance also clarifies the allowed and

prohibited uses provided within the Specific Plan to resemble those from PA 39. This will ensure consistency within the planning areas (Section III.B.46 states that if the school is not developed at the site, and instead PA 42 is used for residential purposes, then PA 42 would be developed as an extension of PA 39). The proposed Tentative Tract Map is consistent with the allowed uses and development standards of the proposed Specific Plan Zoning as detailed further in the findings below.

**Off-Site Improvements:** The proposed Tentative Tract Map is a Schedule 'A' map which requires improvements in regards to streets, water, fire protection, sewage disposal, fencing, and electrical and communication facilities. The Project shall provide the following off-site improvements:

*Provide a 24-inch storm drain within Hilton Road and will connect to a storm drain proposed by TR37053.*

*Hilton Road (designated Local Road) shall be improved with 36 foot full-width AC pavement, 6 inch concrete curb and gutter, within 60 foot full-width dedicated right of way in accordance with Ordinance No. 461.*

*A 6 foot sidewalk shall be constructed adjacent to the curb line within the 12 foot parkway.*

*Spencer's Crossing Parkway along project boundary (designated Collector Road) shall be improved with 44 foot full-width AC pavement, 6 inch concrete curb, gutter and sidewalk within 84 foot full-width dedicated right-of-way in accordance with Ordinance No. 461.*

*A 6 foot concrete sidewalk shall be constructed adjacent to the curb line within the 16 foot parkway (east side) and meandering sidewalk on the west side of the centerline within the 24 foot parkway.*

*Keller Road along project boundary is designated as a Secondary Highway and shall be improved with 46 foot part width AC pavement, 6 inch concrete curb, gutter, and sidewalk in accordance with Ordinance No. 461.*

*An 8 foot meandering concrete sidewalk (project side) shall be constructed within the Open Space Lot No. 54.*

*A 6 inch AC Dike (on the other side of the centerline) shall be constructed at the edge of pavement as directed by the Director of Transportation.*

*Landscaping shall be improved within Spencer's Crossing Parkway, Keller Road, and Hilton Road.*

*Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461. All overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole shall also be underground.*

All of these improvements are located within property controlled by the same owner as the proposed Project, so particular findings regarding authorization from other impacted property owners under Ordinance No. 460 Section 3.2.J are not applicable.

Planning Area 42 of SP No. 312 was included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 551. . The original EIR, as well as the CEQA documents for Amendment No. 2, fully evaluated the entire site for the allowed residential units, as well as a site-specific evaluation of PA 42 as an elementary school. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The detailed evaluation of the school on PA 42 provided an analysis of greater physical environmental impacts that would occur at the site as opposed to only developing the 11.6 acre site for 53 residential homes and three open space lots. Impacts related to traffic, air quality, and noise in particular would likely be less substantial than what was evaluated at the site for a school. All other impacts would be the same or less than what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

## **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 (PA 42) has a General Plan Land Use Designation of Public Facilities (PF) as reflected in the Specific Plan No. 312 Land Use Plan. As, provided in the Specific Plan Document in the Descriptive Summary for PA 42 it states that should the Menifee Union School District decline to acquire PA 42 for the development of the elementary school then the project proponent reserves the right to develop this site with Medium Density residential uses (2-5 du/ac) which would allow for a maximum of 57 dwelling units to be constructed. In addition, the Specific Plan Land Use Map notes that if the development of PA 42 as an elementary school site is not implemented the development of 57 residential units would be permitted. To further ensure consistency, General Plan Policy LU 1. 10 states that, "the Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designation of land are as specified in the applicable Specific Plan Document." Therefore, the Project as proposed is consistent with the General Plan in that the actual land use designation for PA 42 are identified in the Specific Plan Document and the Land Use Map.
2. The existing zoning is Specific Plan (Specific Plan No. 312A2). The Project proposes to change the Specific Plan Zoning Ordinance text to modify the development standards for Planning Area 42 as it pertains to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance will also reduce the allowed uses provided within the Specific Plan to mirror those from PA 39. This will ensure consistency within the planning areas (Section III.B.46 states that if the school is not developed at the site, and instead PA 42 is used for residential purposes, then PA 42 would be developed as an extension of PA 39). The proposed Tentative Tract Map which is for the subdivision of 53 residential lots and three open space lots is consistent with the allowable uses in Planning Area 42. Additionally the proposed Tentative Tract Map is consistent with the development standards proposed for Planning Area 42, which is detailed below in the Development Standards Findings.
3. The project site is located within the Highway 79 Policy Area which requires that residential developments in this policy area be consistent with SWAP 9.2, which generally requires that the



residential density be reduced by 9% from the midpoint of the density range for the applicable land use designation to achieve a reduction in traffic generated from the area or to show a demonstrated reduction in units and vehicle trips elsewhere in the policy area. It was determined that Specific Plan No. 312, including the maximum 1,877 dwelling units allowed in the Specific Plan that includes the maximum 57 units that can be developed within Planning Area 42, met the Highway 79 policy when Amendment No. 2 to the Specific Plan was adopted in 2017 because a demonstrated reduction in trips has been documented and kept record of by County staff that accounts for the increase in dwelling units that occurred with Amendment No. 2 to the Specific Plan.

**Specific Plan – Substantial Conformance:**

The findings required to approve the substantial conformance to Specific Plan No. 312, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 are as follows:

1. The Project proposes minor modifications to the Specific Plan text in regards to minimum lot size and minimum lot frontage for lots with shared driveways to ensure internal consistency with the Specific Plan document and the Specific Plan's Zoning Ordinance as they relate to PA 42. The Specific Plan Zoning Ordinance will also clarify the allowed and prohibited uses provided within the Specific Plan to resemble those from PA 39. This will ensure consistency within the planning areas. SP312S03 will not exceed the density and allowable dwelling units as currently allowed, as the Specific Plan allowed 57 residential units within PA 42 if the school is ultimately rejected by the school district. Furthermore, since 2001, the French Valley Specific Plan has primarily focused on residential development (with the one commercial area in the specific plan being removed from the plan due to annexation from the City of Hemet). Therefore, the Project as modified continues to meet the intent and purpose of the adopted Specific Plan and is consistent with this finding.
2. The project as modified to allow additional residential homes is consistent with the conditions of approval, findings and conclusions contained in Resolution No. 2001-111 adopting SP No. 312 (focused the Specific Plan on predominantly residential uses), Resolution No. 2013-204 adopting SP No. 312A1 (removed the one planning area utilized for commercial retail), and most recently Resolution No. 2017-135 adopting the SP No. 312A2 (increased the target residential count for the overall specific plan), as consistent with the intent, design, and mitigation approved for SP No. 312 and is consistent with the Riverside County General Plan.
3. The substantial conformance does not include a modification or deletion of any conditions of approval. Therefore, the substantial conformance is consistent with this finding.
4. The substantial conformance does not include a proposal to construct the project out of phase; therefore, the project is consistent with this finding.
5. The substantial conformance does not include a modification to approved land uses, although PA 42 was originally planned for a school site. However, as stated in the Specific Plan document (see asterix on Land Use Map and discussion under PA 42) should the school not be developed, 57 residential units could be developed in its place. The substantial conformance includes modifications to the Specific Plan Zoning Ordinance for Planning Area 42 regarding lot area. It will also clarify the allowed and prohibited uses provided within the Specific Plan to resemble those from PA 39. This will ensure consistency within the planning areas (Section III.B.46 states that if the school is not developed at the site, and instead PA 42 is used for residential purposes, then PA 42 would be developed as an

extension of PA 39). However, the overall number of housing units and acreage remains as approved in SP No. 312A2, as the specific plan included specific provisions for the additional 57 units should the school district elect to not utilize PA 42 for a school. The substantial conformance is consistent with this finding.

6. The substantial conformance does not modify the project design in terms of circulation, protection of topographical feature, minimization of grading, and drainage or infrastructure improvements. Therefore, the Project is consistent with this finding.

**Change of Zone:**

1. The Project site is zoned Specific Plan. Change of Zone No. 1900032 is a proposal to modify the text of the SP No. 312A2 Zoning Ordinance. Changes to the zoning ordinance are related to lot area and other development standards specifically in Planning Area 42. The proposed changes to the zoning ordinance remains consistent with the SP No. 312A2 Land Use Map and specific plan text and remains consistent with the General Plan.

**Tentative Tract Map Findings:**

Tentative Tract Map No. 37646 (TTM37646) is a Schedule "A" map proposal to subdivide 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing types in single-family residential community, promoting the unique characteristics of the Southwest Area plan.

Project implementation will be consistent with the overall SP No. 312 which was prepared to provide an essential link with the policies of the County of Riverside's General Plan. PA 42 will not be developed as a school site but will be developed with 53 single-family residences as included in the SP document as an alternative should the school site not be developed. The proposed land division will ultimately result in a residential development that will be consistent with the overall density, architectural design, and landscaping as envisioned by the Specific Plan as originally adopted. Therefore, the proposed Project is consistent with this finding.

2. The Project is a proposal to subdivide 13.29 gross acres into 53 residential lots and 3 open space lots. The site is physically suitable for the type of development and density proposed due to its frontage on Hilton Road and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental

constraints that would result in the inability to develop the project site. Therefore, the proposed Project is consistent with this finding.

3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. EIR No. 551 prepared for SP No. 312 Amendment No. 2 determined that potentially significant and unavoidable impacts to Air Quality, and Transportation are anticipated but due to no feasible mitigation existing regarding the reduction of mobile emissions and improvements to various intersections and roadway segments not completed prior to project completion these would remain significant and unavoidable. Therefore, as part of the prior EIR, it was determined that specific economic, social, and other considerations exist to override these significant impacts pursuant to CEQA. Regardless, it was determined that no impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
  - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. All interior streets along the Project boundary are designed as Local Roads and will be improved with half width AC pavement, curb, gutter, and sidewalks. Spencer's Crossing Parkway is designated as a Collector Road and will be improved with half width AC pavement, curb, gutter, and sidewalks. Keller Road is designated as a Secondary Highway and will be improved with AC pavement, curb, gutter, and sidewalk. An eight foot meandering concrete sidewalk on the Project side will be constructed within the Open Space Lot No 54. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A)., as it pertains to streets will be met.
  - b) Domestic Water & Sewage Disposal - Potable water service and sanitary sewer service will be provided from Eastern Municipal Water District. Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
  - c) Fire Protection – Fire protection improvements include but are not limited to; independent paved access to the nearest paved road, emergency vehicular access roads capable of sustaining an imposed load of 75,000 lbs., approved Fire Department access roads shall be in place during construction, temporary fire access roads shall be approved by the Fire Prevention Bureau, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and the location, minimum number, and spacing of hydrants shall comply with the California Fire Code (CFC) and NFPA 24. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
  - d) Fences – No canals, drains, or expressway or other feature deemed hazardous is proposed on the Project site. Fencing within the proposed subdivision will be in compliance with SP312A2 Design Guidelines in regards to theme walls, view fencing, and side and rear yard

fencing. Therefore, the requirements of Ordinance No. 460 10.5 (E) as they pertain to fencing have been met.

- e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
5. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
  6. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's Specific Plan Zoning Ordinance which as modified by the Change of Zone will allow for a minimum lot size of 5,000 square feet. As proposed the 53 residential lots will range in size from 5,000 square feet to 10,435 square feet. Therefore, the proposed Project is consistent with this finding.

#### **Development Standards Findings:**

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Areas 42 of SP312A2 are provided for in the Specific Plan Zoning Ordinance No. 348.XXXX. The development standards of Planning Area 42 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of Ordinance No. 348.

With the adoption of the Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 42:

- A. *Building height shall not exceed 3 stories with a maximum height of 40 feet.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted, they will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- B. *Lot area shall not be less than five thousand (5,000) square feet.* As shown on the Tentative Tract Map exhibit, residential lots range in size from 5,000 square feet to 10,435 square feet. The proposed Project meets this development standard.
- C. *The minimum average lot width of a standard lot shall be fifty (50') feet. The minimum average lot depth shall be one hundred (100') feet. The portion of a lot used for access on flag lots or where access may be shared via easement between multiple lots shall have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width of twenty (20') feet.* As shown on the Tentative Tract Map exhibit, lot widths are 50 feet except for those lots located on a knuckle or cul-de-sac which allows for a minimum 35 foot width. There are no flag lots proposed that will utilize an individual driveway. The proposed Project meets these development standards.

D. *The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. The minimum lot frontage for lots with shared driveways may individually be less than thirty-five (35') feet, but combined will be a minimum lot frontage of thirty-five (35') feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards. Lots 7, 8, 23, and 24 are provided with shared driveways and are located along the knuckle of the street. Individually, these driveways are eighteen (18') feet in width but combined are thirty-six (36') feet in width. The proposed Project is in compliance with this development standard.*

E. *Minimum yard requirements are as follows:*

1. *The minimum front yard setback to a habitable portion of the main structure shall be ten (10') feet. The minimum front yard setback to front-entry garages shall be twenty (20') feet. The minimum front yard setback to side-entry garages shall be ten (10') feet. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
3. *The rear yard shall not be less than ten feet. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
4. *Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two (2') feet. No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances,*

specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- F. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* Ordinance No. 348 Section 18.12 requires that 2 spaces per dwelling unit are provided for single family residential uses. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project. Each unit is anticipated to include an attached garage that would provide at least 2 parking spaces in addition to spaces that may be available on driveways on each lot depending on final design.
- G. *No lot shall have more than seventy (70%) percent of its net are covered with buildings or structures.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

#### **Other Findings:**

1. This Project is not located within a Criteria Cell of the MSHCP. 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 City of Murrieta Sphere of Influence. This Project was provided to the City of Murrieta for review and comment. 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. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since a determination that no Further Environmental Document is being considered for this Project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this Project as is detailed in the previous Environmental Findings in this staff report. The Project will still be subject to the conditions of approval, advisory notification document, and mitigation measures of the Specific Plan and EIR related to protection of cultural resources. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the Project does not include an Amendment to the Specific Plan or General Plan.
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.

7. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

**Conclusion:**

1. For the reasons discussed above, and analyzed in EIR No. 551, 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.

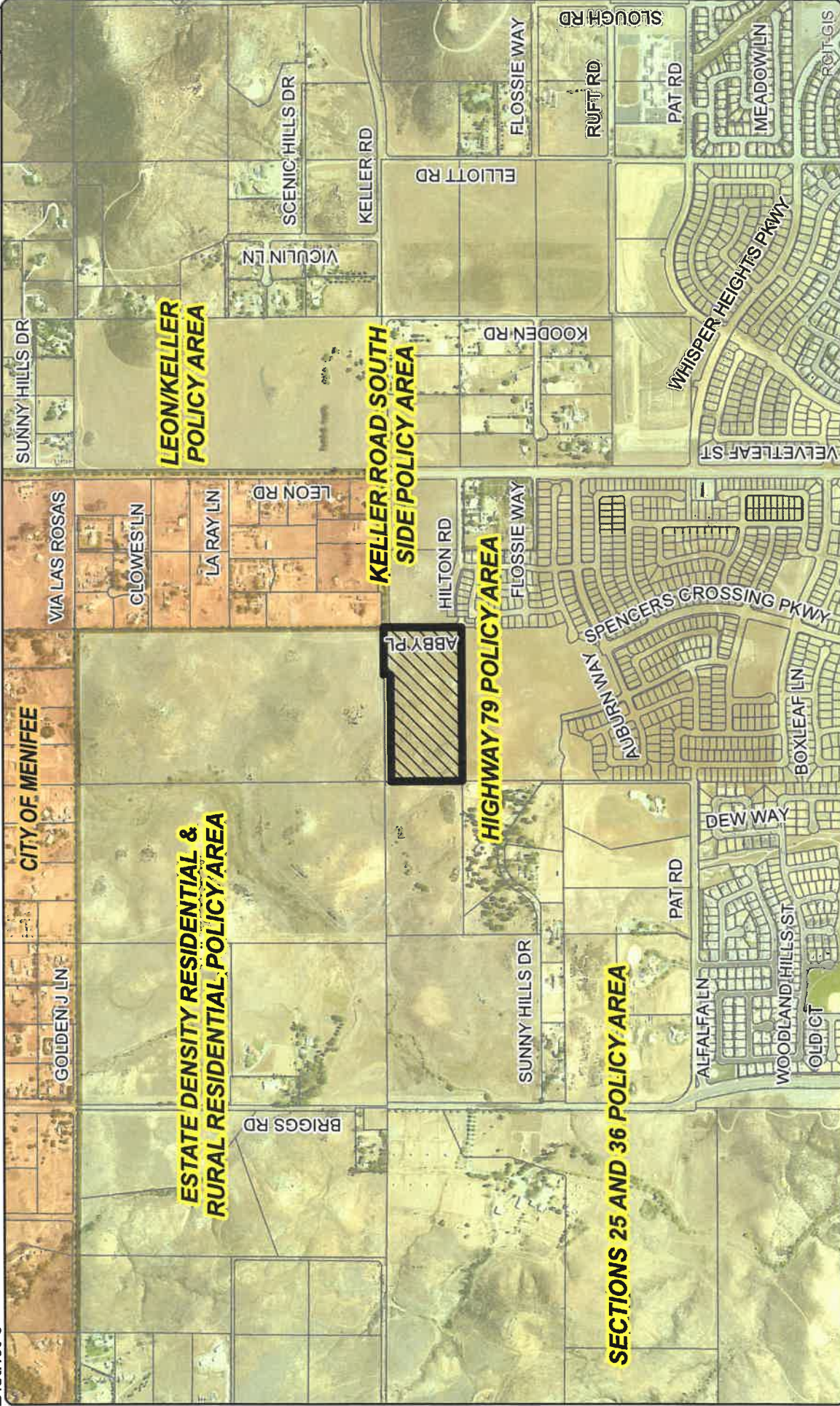
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ1900032 SP00312S03 TTM37646  
VICINITY/POLICY AREAS**

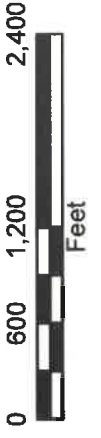
Supervisor: Washington  
District 3

Date Drawn: 01/30/2020  
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new 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 office in Riverside at 951.955.0200 (Western County) or in Palm Desert at (760)648-4277 (Eastern County) or visit <http://www.riversideca.gov>.



RIVERSIDE COUNTY PLANNING DEPARTMENT

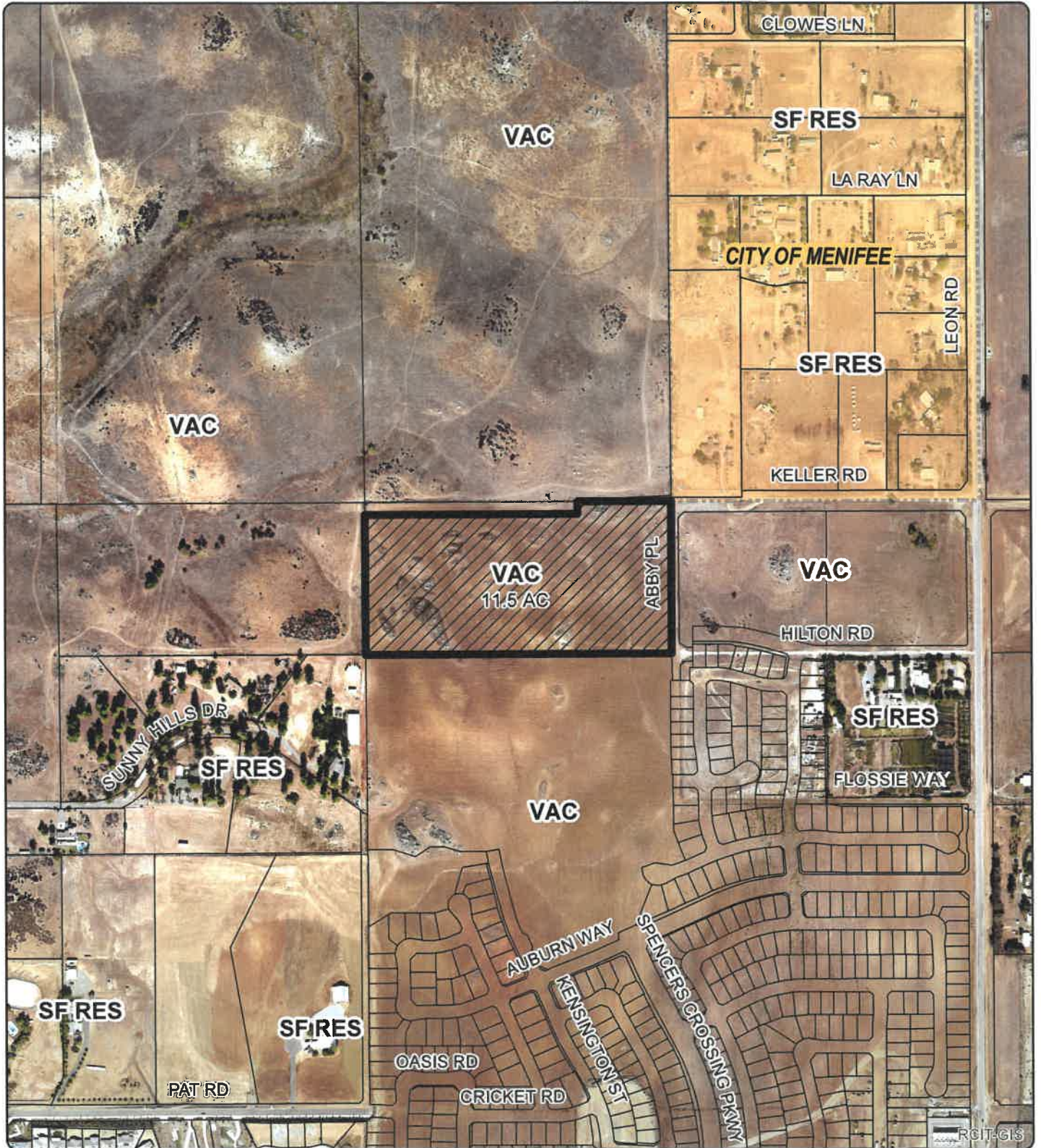
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Supervisor: Washington  
District 3

Date Drawn: 01/30/2020

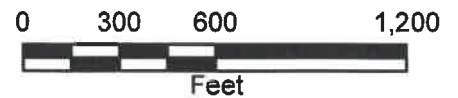
Exhibit 1

LAND USE



Zoning Area: French 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

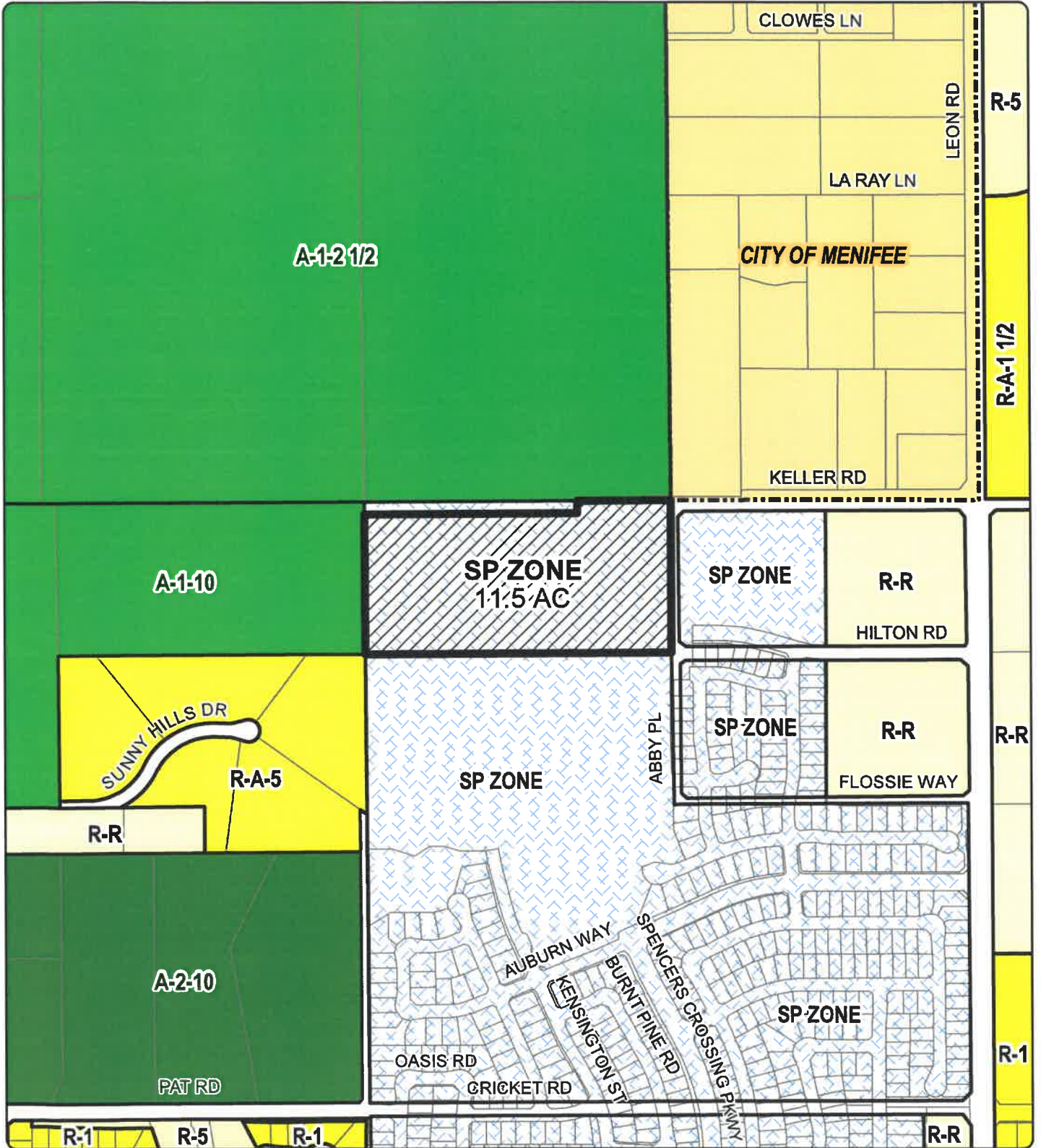
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Supervisor: Washington  
District 3

Date Drawn: 01/30/2020

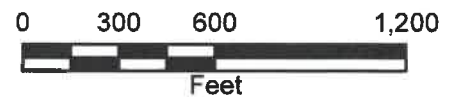
Exhibit 2

EXISTING ZONING



Zoning Area: French Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

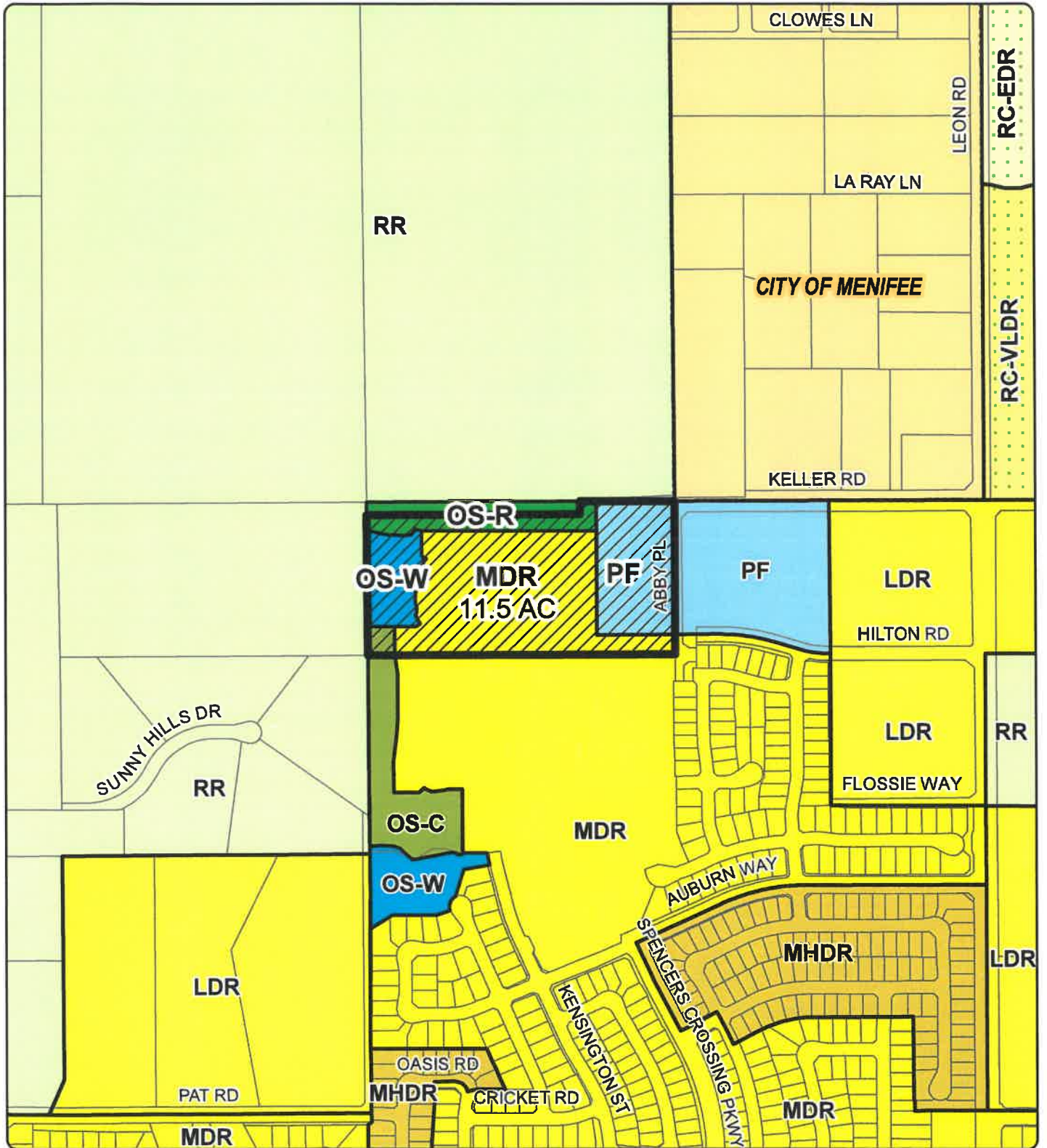
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Supervisor: Washington  
District 3

Date Drawn: 01/30/2020

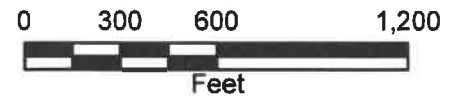
Exhibit 5

EXISTING GENERAL PLAN

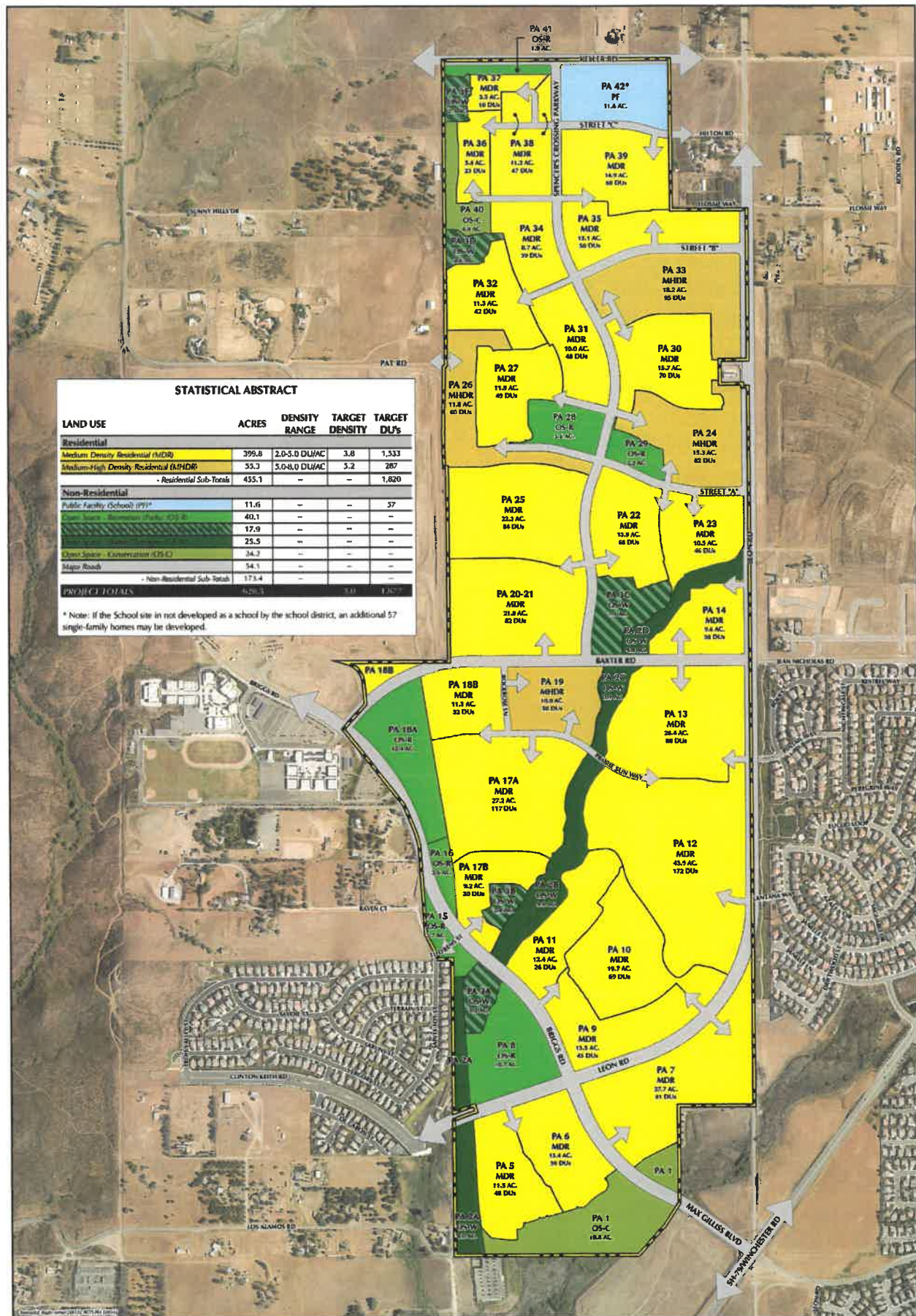


Zoning Area: French Valley

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.rctlma.org>



**STATISTICAL ABSTRACT**

LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DU's
<b>Residential</b>				
Medium Density Residential (MDR)	399.8	2.0-5.0 DU/AC	3.8	1,533
Medium-High Density Residential (MHDR)	55.3	5.0-8.0 DU/AC	5.2	287
- Residential Sub-Totals				
435.1	--	--	--	1,820
<b>Non-Residential</b>				
Public Facility (School) (PF)	11.6	--	--	37
Open Space - Recreation (OS-R)	40.1	--	--	--
Open Space - Conservation (OS-C)	17.9	--	--	--
Open Space - Conservation (OS-C)	25.5	--	--	--
Open Space - Conservation (OS-C)	34.2	--	--	--
Major Road	54.1	--	--	--
- Non-Residential Sub-Totals				
173.4	--	--	--	--
<b>PROJECT TOTALS</b>				
628.5	--	--	3.0	1,857

\* Note: If the School site is not developed as a school by the school district, an additional 57 single-family homes may be developed.

Specific Plan Land Use Plan (Color)

Figure III.A-1

**French Valley SP 312 A-2**



# French Valley

## I. SUMMARY

Specific Plan No. 312

## I. SUMMARY

### A. PROJECT HISTORY

On June 5, 2001, the County of Riverside approved FRENCH VALLEY Specific Plan No. 312 and certified its Environmental Impact Report (EIR) No. 411. The originally approved Specific Plan provided for the development of the 607.8-acre site with 1,793 residential units; a 1.7-acre commercial site; two school sites on 20 acres; 16.0 acres of parks; 79.4 acres of open space, greenbelts and detention areas; and 41.3 acres of major roadways.

On March 21, 2006, the County of Riverside approved Substantial Conformance No. 1 to Specific Plan No. 312. The Substantial Conformance reflected a number of changes that were made to Planning Area boundaries and dwelling unit allocations during preparation of five (5) implementing subdivision maps (TR 30694, TR 30695, TR 30696, TR 32289, and TR 32290). The approved pattern of land use and total Specific Plan acreage did not change as part of Substantial Conformance No. 1. The total number of dwelling units permitted within the Specific Plan Area did not change as part of Substantial Conformance No. 1; however, the allocation of dwelling units within individual residential Planning Areas and the physical boundaries of many of the residential Planning Areas were adjusted to match the implementing subdivision maps. In addition, Substantial Conformance No. 1 increased park land within the Specific Plan Area from 16.0 acres to 17.1 acres; decreased the area reserved for open space, greenbelts, and detention from 79.4 acres to 70.6 acres; and increased the area reserved for schools from 20.0 acres to 20.4 acres.

On December 3, 2013, the Riverside County Board of Supervisors approved Amendment No. 1 (SPA No. 1) to the FRENCH VALLEY Specific Plan, which decreased the site acreage by 2.1 acres from 607.8 acres to 605.7 acres and reduced the total number of homes within the Specific Plan Area by 122 units, from 1,793 to 1,671. SPA No. 1 modified the Specific Plan boundaries to reflect changes in ownership and revised the Land Use Plan to reduce development intensity, reconfigure Planning Area boundaries, and adjust the range of residential lot sizes to be consistent with approved subdivision maps and subdivision maps processed concurrently with Amendment No. 1 (TR 32289M1 and TR 36418), and reflect market conditions at the time. SPA No. 1 also reduced the acreage reserved for schools from 20.4 acres to 10.4 acres, increased the acreage reserved for parks from 17.1 acres to 37.0 acres, and reduced the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres. Additionally, SPA No. 1 removed a 1.7-acre parcel designated Commercial Retail (formerly Planning Area 4) that had been located in the southeastern corner of the Specific Plan Area, due to the annexation of the parcel into the City of Murrieta which resulted in this area being removed from County of Riverside jurisdiction. SPA No. 1 also modified the nomenclature used for land use designations throughout the document to be consistent with the adopted Riverside County General Plan.

~~This Amendment No. 2 (SPA No. 2) to Specific Plan No. 312 was adopted by the Riverside County Board of Supervisors on July 11, 2017. It increased the acreage from 605.7 to 628.5, and the unit count from 1671 to 1877 reflects changes to the approved Amendment No. 1 to the Specific Plan No. 312 document.~~

### ~~B. A. SUMMARY OF CHANGES~~

~~Amendment No. 2 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312) modifies the Specific Plan by increasing the acreage from 605.7 to 628.5 acres (reconfiguring the Specific Plan boundaries adjacent to Koller Road), and increasing the target residential unit count by 147 units, from 1,671 to 1,820 (1,877 if the school site in PA 42 is not developed as a school). Amendment No. 2 also reconfigures the majority of the~~

# French Valley

## I. SUMMARY

### ~~Specific Plan No. 312~~

~~Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter Road by 3.4 acres (including the addition of a new 3.5 acre Private Recreation Facility), and relocates and reduces the Public Park acreage from 6.4 to 5.6 acres. The increase in unit count recaptures the originally approved 1,793 units and accommodates additional units associated with the 22.8 acre increase of the Specific Plan boundary.~~

~~A summary of the land uses implemented by SPA No. 2 is provided in Table II-1, *Specific Plan No. 312, Amendment No. 2 Land Use Summary*.~~

~~Specifically, FRENCH VALLEY SPA No. 2 provides the following substantive modifications to the approved Land Use Plan:~~

- ~~• The Specific Plan boundary has been increased by 22.8 acres from 605.7 acres to 628.5 acres.~~
- ~~• The total number of residential units within the Specific Plan Area has increased by 149 units, from 1,671 to 1,820 units (1,877 if the school site in PA 42 is not developed as a school).~~
- ~~• The Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) have been reconfigured and renumbered to accommodate eight new Planning Areas. The number of residential units north of Baxter Road has been increased from 854 to 1,003.~~
- ~~• The Land Use Designations of the Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) have been modified.~~
- ~~• The elementary school site has been relocated to the northeast corner of the Specific Plan Area (Planning Area 42), and increased by 1.2 acres, from 10.4 acres to 11.6 acres.~~

~~The acreage of Planning Area 3C has been increased from 6.4 acres to 7.1 acres to address changes in Water Quality Management requirements, and the land use designation been changed from "Open Space Recreation" (OS-R) to Open Space Water (Drainage) (OS-W).~~

## B. SUMMARY OF CHANGES

- ~~• Section IV Design Guidelines includes added shared driveways in the French Valley Zoning Ordinance.~~
- ~~• Under Development Plans and Standards Section B, Land Use Development Standards, Item No. 27 has been updated for flag lots to include a shared driveway.~~
- ~~• Under Planning Area Development Standards, Planning Area 42's Descriptive Summary has been updated to a minimum lot size of 5,500 square feet.~~

### Specific Plan No. 312

20. Development within the project shall conform to applicable regulations within Title 24 of the California Code of Regulations to ensure adequate accessibility to handicapped individuals.
  21. It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owners' association or several associations shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
  22. Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, and roadways, among others) may be financed through a community facilities district (CFD) or an Assessment District (AD) as well. Financing of these facilities through a CFD or AD may substitute for the payment of fees that would have financed those facilities.
  23. No second story balconies shall face the roadway for units located inside the 60 CNEL impact zone shown on the French Valley Airport Land Use Plan, due to potential noise impacts. If such balconies are planned, additional noise mitigation will be required.
  24. A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.
  25. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.
  26. That portion of a lot used for access on flag lots shall have minimum width of twenty (20) feet.
  27. Flag lots **can include a shared driveway** and shall have a minimum driveway width of twenty (20) feet.
  28. Flag lots shall have a minimum frontage of thirty-five (35) feet.
  29. Flag lots shall meet all visibility requirements in accordance with the Riverside County Fire Department.
  30. Noise attenuation measures shall be incorporated into residential building construction to ensure interior noise levels are at or below 45 dB(A).
  31. No building shall exceed 150 feet above the French Valley Airport's field elevation.
  32. Uses discouraged within the French Valley Airport's Traffic Pattern Zone (generally south of Baxter Road) include public and semi-public uses involving large concentrations of people. Other prohibited uses in the Airport's Traffic Pattern Zone include uses that manufacture, store, or distribute explosive or hazardous materials, uses that generate smoke or electrical interference, uses that would attract a large concentration of birds, as well as schools, auditoriums, amphitheaters, stadiums, churches and other similar places of public assembly that would attract large concentrations of people.
  33. Any uses that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at French Valley Airport are prohibited. Hooded or shielded outdoor lighting shall be installed to prevent either spillage of lumens or reflections into the sky.
-

#### 46. Planning Area 42: Public Facility (Elementary School)

##### a. Descriptive Summary

Planning Area 42, as depicted in Figure III.B-16 , provides for development of 11.6 acres devoted to an elementary school site. If at some future point in time the Menifee Union School District should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with Medium density (2-5 du/ac) residential uses. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 39. Access would be taken from local roads via Street “C” and Spencer’s Crossing Parkway. A maximum total of 57 dwelling units, with a minimum lot size of 5,500 square feet, would be allowed at a target density of 5.0 du/ac.

##### b. Land Use and Development Standards

Please refer to Ordinance No. 348.XXXX. (See Specific Plan Zone Ordinance Tab).

##### c. Planning Standards

1. Primary access to Planning Area 42 is provided from local roads via Street “C” and Spencer’s Crossing Parkway.
2. The elementary school will be constructed by the Menifee Union School District to their standards and those requirements of the County, in addition to Specific Plan Standards.
3. If the school district does not elect to acquire all or a portion of Planning Area 42 for school purposes, then the developer has the option to develop it as a medium density residential area.
4. A secondary community entry statement, as shown on Figure IV, is located at the intersection of Spencer’s Crossing Parkway and Keller Road.
5. A Neighborhood entry statement, as shown on Figure IV-5, *Neighborhood Entry Monument – Type 2*, is located at the intersection of Spencer’s Crossing Parkway and Street “C.”
6. Roadway landscape treatments, as shown on Figure IV-2D, *Collector Highway Streetscape*, are provided along Spencer’s Crossing Parkway and Street “C.”
7. Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
8. Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



## IV. DESIGN GUIDELINES

### A. PURPOSE AND INTENT

These Design Guidelines establish standards for the quality of development and to provide an aesthetically cohesive environment for the FRENCH VALLEY Specific Plan community.

More specifically, the purpose of these Design Guidelines is:

- To provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan area;
- To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries, and
- To provide development guidelines which permit the FRENCH VALLEY Specific Plan area to develop its own theme and character while allowing it to interface and respond to the character and design fabric of adjacent Specific Plan areas which may be currently under review or are proposed in the future.

The Design Guidelines provided herein are intended as a living document. They are subject to modification over time so as to allow for response to unanticipated conditions, such as changes in trends, community desires and the marketplace, or significant changes within adjacent specific planning areas. The FRENCH VALLEY Zoning Ordinance provides criteria for lot size, lot coverage, front yard and backyard depths, setbacks, spacing between dwelling units, street frontage, **shared driveways** and attached garages.

### B. GENERAL GUIDELINES

As demonstrated by the *Conceptual Landscape Plan* (Figure IV-1), careful thought has been given to integrate the structural and aesthetic elements of a balanced, active community. To ensure that this carefully considered plan is implemented in a manner that will bring the FRENCH VALLEY Specific Plan a sense of its own character and ambiance, a central theme has been developed. It is further intended that this theme be expressed in coordination with the project setting, which serves as a basis around which key elements of the community can evolve.



1 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);  
2 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
3 8.100.a. shall also include open space.

4 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific  
5 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those  
8 requirements identified in Article VIIIe of Ordinance No. 348.

9 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

10 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.  
11 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
12 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);  
13 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
14 8.100.a. shall also include open space detention facilities.

15 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific  
16 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
17 Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same as those  
19 requirements identified in Article VIIIe of Ordinance No. 348.

20 d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

21 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific  
22 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
23 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall  
24 not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include  
25 community recreation centers, athletic fields and playgrounds.

26 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of  
27 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of  
28

1 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
2 and e.(4) shall be deleted and replaced by the following:

3 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum  
4 lot area shall be determined by excluding that portion of a lot that is used solely for access  
5 to the portion of a lot used as a building site.

6 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
7 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
8 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Interior side yards may be reduced to accommodate zero lot line  
11 situations, except that, in no case shall the reduction in the side yard areas reduce the  
12 separation between structures to less than ten feet (10').

13 (3) Except as provided above, all other zoning requirements shall be the same as those  
14 requirements identified in Article VI of Ordinance No. 348.

15 e. Planning Areas 10, 12, 17B, 18B, and 25.

16 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No.  
17 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
18 that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be  
19 permitted.

20 (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific  
21 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
22 No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be  
23 deleted and replaced by the following:

24 A. Chimneys and fireplaces shall be allowed to encroach into side yards a  
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
26 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:

1 AA. The interior side yards may be reduced to accommodate zero lot line  
2 or common wall situations, except that, in no case shall the reduction in the side yard  
3 areas reduce the separation between structures to less than ten feet (10').

4 (3) Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article VI of Ordinance No. 348.

6 f. Planning Area 7.

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 shall be the same as  
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted  
9 pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

10 (2) The development standards for Planning Area 7 of Specific Plan No. 312 shall be the  
11 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the  
12 development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be deleted and replaced  
13 by the following:

14 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
16 for access to the portion of a lot used as a building site.

17 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a  
18 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
19 side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those  
21 requirements identified in Article VI of Ordinance No. 348.

22 g. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same  
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
25 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not  
26 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
27 trails and water quality/detention basins.

1           (2)     The development standards for Planning Area 15 of Specific Plan No. 312 shall be  
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

3           (3)     Except as provided above, all other zoning requirements shall be the same as those  
4 requirements identified in Article VIIIe of Ordinance No. 348.

5 h.     Planning Areas 8, 16, 18A, 28, and 41.

6           (1)     The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No.  
7 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall  
9 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
10 public parks, private parks, dog parks, and trails.

11          (2)     The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific  
12 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
13 Ordinance No. 348.

14          (3)     Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VIIIe of Ordinance No. 348.

16 i.     Planning Area 19.

17          (1)     The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same  
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
19 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and  
20 e.(1) shall not be permitted.

21          (2)     The development standards for Planning Area 19 of Specific Plan No. 312 shall be  
22 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
23 the development standards set forth in Section 6.2.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted  
24 and replaced by the following.

25                 A.     Lot area shall not be less than five thousand (5,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
27 for access to the portion of a lot used as a building site.

1           B.       The minimum average lot width of a standard lot shall be forty five feet (45').  
2           The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35').  
3           The minimum average lot depth shall be one hundred feet (100').

4           C.       The minimum front yard setback to a habitable portion of the main structure  
5           shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and  
6           balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be  
7           twenty feet (20'). No other structural encroachments shall be permitted in the front yard  
8           except as provided for in Section 18.19 of Ordinance No. 348.

9           D.       The minimum side yard setback shall be five feet (5') for interior lots. The  
10          minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys,  
11          fireplaces, media centers, and air conditioning units may encroach into the required side yard  
12          setback a maximum of two feet (2'). No other structural encroachments shall be permitted in  
13          the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14          E.       The minimum rear yard setback shall be fifteen feet (15'), except that  
15          dwelling units with a minimum front yard setback to a habitable portion of the main structure  
16          of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered  
17          patios, balconies and decks may encroach into the required rear yard setback a maximum of  
18          five feet (5'). No other structural encroachments shall be permitted in the rear yard except  
19          as provided for in Section 18.19 of Ordinance No. 348.

20          (3)       Except as provided above, all other zoning requirements shall be the same as those  
21          requirements identified in Article VI of Ordinance No. 348.

22          j.       Planning Areas 22, 26, 31, 33, and 39.

23          (1)       The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312  
24          shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except  
25          that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),  
26          and (5); c.(1); and e.(1) shall not be permitted.

1           (2)     The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific  
2 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
3 No. 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g.  
4 shall be deleted and replaced by the following.

5           A.     Lot area shall not be less than five thousand and five hundred (5,500) square  
6 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
7 used solely for access to the portion of a lot used as a building site.

8           B.     The minimum average lot width of a standard lot shall be fifty feet (50'). The  
9 minimum average lot depth shall be one hundred feet (100').

10          C.     The minimum frontage of a lot shall be fifty feet (50'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
12 measured along the right-of-way line. Lot frontage along curvilinear streets may be  
13 measured at the building setback in accordance with zone development standards.

14          D.     The minimum front yard setback to a habitable portion of the main structure  
15 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be  
16 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet  
17 (10').

18          E.     The minimum front and rear yard setback to covered porches, courtyards, and  
19 balconies shall be ten feet (10').

20          F.     Chimneys, fireplaces, media centers, and air conditioning units shall be  
21 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
22 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
23 Section 18.19 of Ordinance No. 348.

24          G.     No lot shall have more than seventy (70%) percent of its net area covered  
25 with buildings or structures.

26          H.     A minimum of ten percent (10%) of the lots in each Planning Area shall  
27 include a single-story architectural element including, but not limited to, architectural  
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1 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage  
2 element.

3 (3) Except as provided above, all other zoning requirements shall be the same as those  
4 requirements identified in Article VI of Ordinance No. 348.

5 k. Planning Areas 23, 27, 30, and 38.

6 (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312  
7 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except  
8 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),  
9 and (5); c.(1); and e.(1) shall not be permitted.

10 (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan  
11 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
12 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall  
13 be deleted and replaced by the following.

14 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum  
15 lot area shall be determined by excluding that portion of a lot that is used solely for access  
16 to the portion of a lot used as a building site.

17 B. The minimum average lot width of a standard lot shall be fifty feet (55'). The  
18 minimum average lot depth shall be one hundred feet (100').

19 C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots  
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
21 measured along the right-of-way line. Lot frontage along curvilinear streets may be  
22 measured at the building setback in accordance with zone development standards.

23 D. The minimum front yard setback to a habitable portion of the main structure  
24 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be  
25 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet  
26 (10').

27 E. The minimum front and rear yard setback to covered porches, courtyards, and  
28

1 balconies shall be ten feet (10').

2 F. Chimneys, fireplaces, media centers, and air condition units shall be allowed  
3 to encroach into side yards at a maximum of two feet (2'). No other structural encroachments  
4 shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of  
5 Ordinance No. 348.

6 G. No lot shall have more than seventy (70%) percent of its net area covered  
7 with buildings or structures.

8 H. A minimum of ten percent (10%) of the lots in each Planning Areas shall  
9 include a single-story architectural element such as, but not limited to, architectural  
10 projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story  
11 garage element, and other similar architectural elements.

12 (3) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article VI of Ordinance No. 348.

14 1. Planning Areas 24 and 34.

15 (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 shall be  
16 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the  
17 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);  
18 and e.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312  
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
21 except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall be  
22 deleted and replaced by the following.

23 A. Lot area shall not be less than five thousand (5,000) square feet. The  
24 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
25 for access to the portion of a lot used as a building site.

26 B. The minimum average lot width of a standard lot shall be forty-five feet (45').  
27 The minimum average lot depth shall be one hundred feet (100').

1 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots  
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
3 measured along the right-of-way line. Lot frontage along curvilinear streets may be  
4 measured at the building setback in accordance with zone development standards.

5 D. The minimum front yard setback to a habitable portion of the main structure  
6 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be  
7 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet  
8 (10').

9 E. The minimum front and rear yard setback to covered porches, courtyards, and  
10 balconies shall be ten feet (10').

11 F. Chimneys, fireplaces, media centers, and air conditioning units shall be  
12 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
13 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
14 Section 18.19 of Ordinance No. 348.

15 G. No lot shall have more than seventy (70%) percent of its net area covered  
16 with buildings or structures.

17 H. A minimum of ten percent (10%) of the lots in each Planning Area shall  
18 feature a single-story architectural element such as, but not limited to, architectural  
19 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage  
20 element.

21 (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VI of Ordinance No. 348.

23 m. Planning Area 29.

24 (1) The uses permitted in Planning Area 29 of Specific Plan No. 312. shall be the same  
25 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 8.100.a.(1), (3), (6) and (8); b.(1); and c.(1) shall not be permitted. In  
27 addition, the permitted uses identified under Section 8.100.a. shall also include private recreation  
28

1 facilities, athletic fields and playgrounds.

2 (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be  
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except  
4 that the development standards set forth in Article VIIIe, Section 8.101.b shall be deleted and  
5 replaced by the following:

6 A. The minimum front, side, and rear yard setbacks for buildings in Planning  
7 Area 29 is twenty feet (20').

8 (3) Except as provided above, all other zoning requirements shall be the same as those  
9 requirements identified in Article VIIIe of Ordinance No. 348.

10 1. Planning Areas 32, 35, and 36.

11 (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 shall  
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the  
13 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);  
14 and e.(1) shall not be permitted.

15 (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No.  
16 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
17 except that the development standards set forth in Section 6.2.b., e.(1), and e.(4) shall be deleted and  
18 replaced by the following.

19 A. Lot area shall not be less than seven thousand (7,000) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
21 for access to the portion of a lot used as a building site.

22 B. The minimum front yard setback to front-entry garages shall be twenty feet  
23 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

24 C. Chimneys, fireplaces, media centers, and air conditioning units shall be  
25 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
26 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
27 Section 18.19 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance No. 348.

3 n. Planning Area 37.

4 (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);  
7 and e.(1) shall not be permitted.

8 (2) The development standards for Planning Area 37 of Specific Plan No. 312 shall be  
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
10 the development standards set forth in Article VI, Section 6.2.b., e.(1), and e.(4) shall be deleted and  
11 replaced by the following:

12 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
13 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
14 for access to the portion of a lot used as a building site.

15 B. The minimum front yard setback to front-entry garages shall be twenty feet  
16 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

17 C. Chimneys, fireplaces, media centers, and air conditioning units shall be  
18 allowed to encroach into side yards at a maximum of two feet (2'). No other structural  
19 encroachments shall be permitted in the front, side, or rear yard except as provided for in  
20 Section 18.19 of Ordinance No. 348.

21 (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VI of Ordinance No. 348.

23 o. Planning Area 42.

24 (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 shall be the same  
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 6.1.a. ~~(2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);~~  
27 and e.(1) shall not be permitted.

1           3) and (4); and b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under  
2 Section 6.1.b. shall include public schools.

3           (2)     The development standards for Planning Area 42 of Specific Plan No. 312 shall be  
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
5 the development standards set forth in Section ~~6.2.b., c., d., e.(1) and g.6.2.e.(4), e.(4), and g.~~ shall  
6 be deleted and replaced respectively by the following:

7                   B.     Lot area shall not be less than five thousand (5,000) square feet. The  
8 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
9 for access to the portion of a lot used as a building site.

10                   C.     The minimum average lot width of a standard lot shall be fifty feet (50'). The  
11 minimum average lot depth shall be one hundred feet (100'). The portion of a lot used for  
12 access on flag lots or where access may be shared via easement between multiple lots shall  
13 have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width  
14 of twenty (20') feet.

15                   D.     The minimum frontage of a lot shall be fifty feet (50'), except that lots  
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
17 measured along the right-of-way line. ~~The minimum lot frontage for individual lots which~~  
18 ~~are provided with~~for lots with shared driveways may individually be less than thirty-five  
19 (35') feet, but combined will equal be a minimum lot frontage of thirty-five (35') feet. Lot  
20 frontage along curvilinear streets may be measured at the building setback in accordance  
21 with zone development standards.

22                   E.     Minimum yard requirements are as follows:

23                           1.     The minimum front yard setback to a habitable portion of the main  
24 structure shall be ten feet (10'). The minimum front yard setback to front-  
25 entry garages shall be twenty feet (20'). The minimum front yard setback to  
26 side-entry garages shall be ten feet (10').

27                           2.     Side yards on interior and through lots shall be not less than ten  
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1 percent of the width of the lot, but not less than three feet in width in any  
2 event, and need not exceed a width of five feet. Side yards on corner and  
3 reversed corner lots shall be not less than ten feet from the existing street line  
4 or from any future street line as shown on any specific plan of highways,  
5 whichever is nearer the proposed structure, upon which the main building  
6 sides, except that where the lot is less than 50 feet wide the yard need not  
7 exceed 20 percent of the width of the lot.

8 3. The rear yard shall not be less than ten feet.

9 4. Chimneys, fireplaces, media centers, and air conditioning units shall  
10 be allowed to encroach into side yards at a maximum of two feet (2'). No  
11 other structural encroachments shall be permitted in the front, side, or rear  
12 yard except as provided for in Section 18.19 of Ordinance No. 348.

13 G. No lot shall have more than seventy (70%) percent of its net area covered  
14 with buildings or structures.

15 ~~A. Chimneys and fireplaces shall be allowed to encroach into side yards a~~  
16 ~~maximum of two feet (2'). No other structural encroachments shall be permitted in the front,~~  
17 ~~side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.~~

18 ~~In addition, the following development standard shall apply:~~

19 ~~AA. Interior side yards may be reduced to accommodate zero lot line or common~~  
20 ~~wall situations, except that in no case shall the reduction in the side yard areas reduce the~~  
21 ~~separation between structures to less than ten feet (10').~~

22 (3) Except as provided above, all other zoning requirements shall be the same as those  
23 requirements identified in Article VI of Ordinance No. 348.”

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Section 4. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
CLERK OF THE BOARD  
KECIA HARPER-IHEM

By: \_\_\_\_\_  
Deputy

(SEAL)



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APPROVED AS TO FORM:  
June \_\_\_\_, 2017

By: \_\_\_\_\_  
MICHELLE CLACK  
Supervising Deputy County Counsel

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\SPECIFIC PLANS\FINAL BOARD ZONING ORDINANCE FOR SP NO. 312A2.DOCX





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

Juan C. Perez  
Agency Director



03/02/20, 3:43 pm

SP00312S03

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for SP00312S03. 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 Specific Plan No. 312 Substantial Conformance No. 3 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**

Specific Plan No. 312 Substantial Conformance No. 3 (SP00312S03) is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain minimum lot size to PA 42. SP312S03 will not modify the density and allowable dwelling units as currently allowed.

**BS-Grade**

**BS-Grade. 1                            0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT**

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

**BS-Grade. 2                            0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED**

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

**BS-Grade. 3                            0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED**



## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 1** **0010-Fire-SP-#47 SECONDARY ACCESS (cont.)**

an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

**Fire. 2** **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

**Fire. 3** **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

**Fire. 4** **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

**Fire. 5** **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1

#### 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

a regional, offsite facility and the two developments must share the responsibility for construction and maintenance of the proposed mitigation basin.

The site is crossed by a subtle ridge through it and drains in three directions. The majority of the site slopes to the south to a water quality basin constructed within Tract Map 32290 before discharging into a natural watercourse, which is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. Only the amount of drainage area that was approved with the final design of this basin will be permitted to drain to it. Two other water quality basins are proposed at the other two outlet points. These two mitigation basins must discharge mitigated onsite runoff into a 100-year floodplain for the natural watercourses/riverine areas.

The offsite stormwater runoff from a tributary drainage area of approximately 320 acres to the east is collected in an existing graded dirt channel that was created by rough grading for Tract Map 32185, which is located on the east side of Leon Road across from this development. Once the Tract Map 32185 drainage infrastructure is constructed, then this tributary offsite runoff will be collected and conveyed to the natural watercourse that traverses the southerly boundary of the Tract Map 32290-1 development. Currently, the graded dirt channel is not a publicly maintained facility and flows could escape. The lots proposed along the west side of Leon Road are shown to be adequately elevated above Leon Road grade which should keep any escaped flows within the road right-of-way and provide flood protection in the interim condition.

In addition, the site receives offsite flows from the north and northeast.

**NORTH:** There is an offsite drainage area of approximately 45 acres tributary to the north boundary of the TR37053 with the bulk of it tributary to Lot 752 (proposed school site). A storm drain with a series of inlets is proposed in Keller Road to collect and convey these tributary offsite flows to a natural low near the northwest corner of the

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1

#### 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

site. This discharge location is offsite and requires a drainage easement from the affected property owner(s). Maintenance access to the outlet shall be incorporated into the design of the storm drain.

NORTHEAST: An offsite drainage area of more than 100 acres is tributary to the northeast portion of the site. Flows from the northeast currently cross Leon Road at the intersection with Keller Road in a sheet flow pattern and then flow southerly along the west side of Leon Road. TR37053 must construct appropriate drainage facilities to protect lots 654 through 646 from tributary storm flows without adversely impacting the adjacent property owner(s).

The proponent of the project must be aware of the following:

a) If any watercourse is to remain natural, it should be mapped as a 100 year floodplain. No encroachment into the floodplain should be allowed.

b) Proposed drainage systems must be designed to collect the 100-year offsite and onsite storm runoff and convey it to an adequate outlet.

c) The District has made detailed recommendations for TR37053 addressing drainage and mitigation.

The SP discusses, in general terms, a few regional BMPs to serve the entire project. However, a project specific WQMP addressing water quality impacts has accompanied each development proposal at the time the proposal is submitted to the County. Projects shall comply with construction and post-construction water quality requirements in effect at the time.

The project site is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the Board of Supervisors. These fees are included in the conditions of approval for TR37053 which shall be paid prior to issuance of any permits or recordation of the final map.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1

#### 0010-Planning-SP - GEO02525 ACCEPTED

County Geologic Report GEO No. 2525, submitted for the project TR37053, was prepared by Leighton and Associates, Inc. The report is titled; "Preliminary Geotechnical/Geologic Exploration (Update), Tentative Tract Map (TTM) No. 37053, Spencer's Crossing - Northwest of Leon Road and Baxter Road, Riverside County, California," dated May 26, 2016.

GEO No. 2525 concluded:

- 1.The site is not within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
- 2.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation and aerial photo review.
- 3.Based on our observations, we do not anticipate that groundwater or surface water will be a significant constraint during the grading of the subject site.
- 4.The risk for landslides, debris flows and rock falls at the site is low.
- 5.Liquefaction, dry settlement, and lateral spreading are not anticipated to be a hazard at the site following the recommended remedial grading.
- 6.The near surface soils (including topsoil/colluvium, artificial fill, Younger alluvium, and upper 2 - 3 feet of older alluvium) are potentially compressible in their present state and may settle under surcharge of fills or foundation loading.

GEO No. 2525 recommended:

- 1.Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders. Roots and debris should be disposed of offsite.
- 2.All unsuitable materials should be removed in all



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2

#### 0010-Planning-SP - ALUC LETTER (cont.)

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.

3.A notice shall be provided to all potential purchasers of the proposed lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice. See the project file and/or ALUC for a copy of the notice.

4.Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5.Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting).

#### Planning. 3

#### 0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained















## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 15

#### 0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"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 described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the 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. 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 15

#### 0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

#### Planning. 16

#### 0030-Planning-SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 16

#### 0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

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, incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area',

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 16

#### 0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

#### Planning. 17

#### 0030-Planning-SP - COMMON AREA MAINTENANCE

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 17

#### 0030-Planning-SP - COMMON AREA MAINTENANCE (cont.)

established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

#### Planning. 18

#### 0030-Planning-SP - COMPLETE CASE APPROVALS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

#### Planning. 19

#### 0030-Planning-SP - CRMP REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 19

#### 0030-Planning-SP - CRMP REQUIRED (cont.)

plot plan, etc.), the following condition shall be placed on the implementing project:

"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 has been contracted to implement a Cultural Resource Monitoring Program. An adequate number of qualified 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. 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. These measures shall include, but shall not be limited to, the following: Archaeological Monitoring, Cultural Sensitivity Training, Unanticipated resources, Artifact disposition, Feature relocation, controlled grading, and temporary fencing."

#### Planning. 20

#### 0030-Planning-SP - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with







## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 25

#### 0030-Planning-SP - GEO STUDY REQUIRED (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

#### Planning. 26

#### 0030-Planning-SP - IF HUMAN REMAINS FOUND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 26

#### 0030-Planning-SP - IF HUMAN REMAINS FOUND (cont.)

site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place.

Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.

Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a







## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 31

#### 0030-Planning-SP - PALEO M/M PROGRAM (cont.)

"PRIOR TO THE ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 31 0030-Planning-SP - PALEO M/M PROGRAM (cont.)

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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







## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 40

#### 0030-Planning-SP - SUBSEQUENT EIR (cont.)

the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

#### Planning. 41

#### 0030-Planning-SP - SUPPLEMENT TO EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition









## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      0010-Transportation-SP - SP312A2/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.

Murrieta Oaks Avenue (NS) at:  
Clinton Keith Road (EW)

McElwain Road (NS) at:  
Clinton Keith Road (EW)

I-215 Southbound Ramps (NS) at:  
Scott Road (EW)  
Clinton Keith Road (EW)

I-215 Northbound Ramps (NS) at:  
Scott Road (EW)  
Clinton Keith Road (EW)

Antelope Road (NS) at:  
Scott Road (EW)

Menifee Road (NS) at:  
Scott Road (EW)

Whitewood Road (NS) at:  
Clinton Keith Road (EW)

Menifee Road (NS) at:  
Clinton Keith Road (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1

#### 0010-Transportation-SP - SP312A2/TS CONDITIONS (cont.)

Briggs Road (NS) at:

- Scott Road (EW)
- Keller Road (EW)
- Pat Road (EW)
- Baxter Road (EW)

Spencer's Crossing Parkway (NS) at:

- Keller Road (EW)
- Street C (EW)
- Street B (EW)
- Street A (EW)
- Baxter Road (EW)

Leon Road (NS) at:

- Scott Road (EW)
- Keller Road (EW)
- Hilton Road (EW)
- Street B (EW)
- Street A (EW)
- Baxter Road (EW)
- Briggs Road-Max Gilliss Road (EW)
- Clinton Keith Road (EW)

Winchester Road (SR-79) (NS) at:

- Scott Road-Washington Street (EW)
- Keller Road (EW)
- Jean Nicholas Road-Skyview Road (EW)
- Max Gilliss Blvd.-Thompson Road (EW)
- Benton Road (EW)
- Via Mira Mosa-Auld Road (EW)
- Hunter Road (EW)
- Murrieta Hot Springs Road (EW)
- Willows Avenue (EW)
- Nicolas 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. 2

#### 0030-Transportation-SP - SP312A2/IMPROVEMENTS

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 2                      0030-Transportation-SP - SP312A2/IMPROVEMENTS (cont.)**

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

**Transportation. 3                      0030-Transportation-SP - SP312A2/R & B B D**

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

**Transportation. 4                      0030-Transportation-SP - SP312A2/SETTLEMENT AGR**

The applicant shall comply with the Settlement Agreement between Spencers Crossing, LLC and the City of Temecula.

The applicant shall provide evidence of compliance to the Transportation Department at the time of application.

**Transportation. 5                      0030-Transportation-SP - SP312A2/TS GEOMETRICS**

The intersection of Briggs Road-Max Gillis Blvd. (NS) at Leon Road (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, two through lanes  
 Southbound: two left-turn lanes, two through lanes  
 Eastbound: two left-turn lanes, two through lanes, one right-turn lane with overlap  
 Westbound: two left-turn lanes, two through lanes

NOTE: Traffic signal modification required to provide right-turn overlap.

The intersection of Leon Road (NS) at Scott Road (EW) shall be improved to provide a traffic signal and the following geometrics:

Northbound: one left-turn lane, one through lane  
 Southbound: one left-turn lane, one through lane  
 Eastbound: one left-turn lane, one through lane  
 Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 5                      0030-Transportation-SP - SP312A2/TS GEOMETRICS (cont.)**

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.

#### **Transportation. 6                      0030-Transportation-SP - SP312A2/TS INSTALLATION**

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

Leon Road (NS) at Scott Road (EW)

#### **Transportation. 7                      0030-Transportation-SP - SP312A2/TS REQUIRED**

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Spcific Plan No. 312A2 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed road way improvements to be constructed prior to each development phase.

#### **Transportation. 8                      0030-Transportation-SP - SP312A2/WRCOG TUMF**

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.



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

Juan C. Perez  
Agency Director



03/02/20, 3:47 pm

**TTM37646**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TTM37646. 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 Project (SP312A2S03, CZ1900032, and TTM37646) 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**

Tentative Tract Map No. 37646 is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three (3) open space lots for landscaping.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan (SP No. 312A2) Design Guidelines

**Advisory Notification. 4            AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 551 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 551.

**Advisory Notification. 5            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP Tentative Tract Map No. 37646, dated February 7, 2020.

**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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 6                    AND - Federal, State & Local Regulation Compliance (cont.)**

- 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
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. 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. 625 (Right to Farm)
  - 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. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 927 (Regulating Short Term Rentals)
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 SP00312503, CZ1900032,

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 7                    AND - Hold Harmless (cont.)

and TTM37646 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 SP00312S03, CZ1900032, and TTM37646 , 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.

### E Health

#### E Health. 1                                    ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is

## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 1 ECP COMMENTS (cont.)

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 Water & Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) as per Will serve letter dated July 28, 2017.

It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

### Flood

#### Flood. 1 FLOOD HAZARD REPORT

Tract Map (TR) 37646 is a proposal for a Schedule 'A' Map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 square feet and three (3) open space lots for landscaping. TR 37646 is part of the Spencer's Crossing Specific Plan No. 312A2 (SP 312A2) PA42, located North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and west of Leon Road. The submittal proposes modifications from SP 312A2 by placing residential development within PA42. The site is within the northern portion of approved Tract Map 37053.

TR 37646 submitted a preliminary hydrology study and it was found to be consistent with the TR 37053 approved hydrology.

The site is affected by an offsite watershed of approximately 20 acres tributary from the north of Keller Road, an offsite watershed of approximately 20 acres south of the site, and an offsite watershed of approximately 6 acres east of the site. In the pre-development condition runoff from these areas crosses the site in a low from the northeast to the west which conveys flows to a naturally occurring outlet on the western border of TR 37646.

In the developed condition runoff from the northern watershed of approximately 20 acres will be intercepted by a facility proposed by TR 37053 in Keller Road, and conveyed west before returning runoff to its natural discharge point within an existing low just north of Keller Road. TR 37646 indicates that runoff from the approximately 20 acres tributary from the south, and from roads proposed by TR 37053 to the north and west of the site, are anticipated to be conveyed by streets, inlets, and stormdrains proposed by TR 37053 in Hilton Road and Spencer's Crossing Parkway. TR 37646 proposes that runoff from the watershed of approximately 6 acres east of the site will be collected by a proposed v-ditch and directed south to an inlet before being conveyed west in a proposed 24-inch stormdrain within Hilton Road, which connects to a stormdrain proposed by TR 37053.

All onsite runoff is conveyed within interior streets of the tract and collected through catch basins at the southern ends of A, D, and C streets. These catch basins connect to the aforementioned stormdrain proposed in Hilton Road. Approximately 2 acres of the northern portion of TR 37646 is designated open space and tabled to drain first to Keller Road, then south within a stormdrain in Spencer's Crossing



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 1** **FLOOD HAZARD REPORT (cont.)**

Parkway, which confluences with the proposed stormdrain in Hilton Road. Onsite hydrology was compared to TR 37053 approved hydrology to ensure adequate capacity in the downstream system. Where 3 laterals confluence at the corner of Hilton Road and Spencer's Crossing Parkway, reports by both TR 37053 (preliminary hydrology) and 37646 (approved hydrology) showed a Q100 of approximately 90 cfs. Travels times, acreage, land use and other inputs were found to be acceptably similar between both studies.

TR 37646 is relying on the backbone stormdrain system and road improvements proposed by TR 37053 to address offsite and onsite runoff; If TR 37646 develops prior to TR 37053 they shall construct these improvements (or equivalent) to protect the site from the tributary offsite flood hazards and provide an adequate outlet.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. Personal or corporate checks will not be accepted for payment.

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or [kosulliv@rivco.org](mailto:kosulliv@rivco.org).

### Planning

#### **Planning. 1** **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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 8

#### Planning - Visibility of Residential Units (cont.)

Where shared driveways are utilized, there shall be a clear view from the street of each home and each address to ensure adequate visibility for emergency access. No vehicles or equipment shall be stored in the driveways where there is shared access to ensure unobstructed view of the residence from the public street.

### Planning-CUL

#### Planning-CUL. 1

#### HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1                      HUMAN REMAINS (cont.)

appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

#### 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.

### Planning-GEO

#### Planning-GEO. 1                      GEO190046 ACCEPTED 12/23/19

County Geologic Report GEO No. 190046, submitted for the project TR37646, was prepared by Leighton and Associates, Inc. The report is titled; "Geotechnical Update, Spencer's Crossing, Tract 37646, Riverside

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO190046 ACCEPTED 12/23/19 (cont.)

County, California," dated November 12, 2019. In addition, Leighton has submitted the following report for the project:

"Preliminary Geotechnical/Geologic Exploration (Update), Tentative Tract Map (TTM) No. 37053, Spencer's Crossing – Northwest of Leon Road and Baxter Road, Riverside County, California," dated May 26, 2016 (County GEO No. 2525).

GEO No. 190046 concluded:

1. The site is not within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
2. No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation or previous grading of the site.
3. Based on our observations, we do not anticipate that groundwater or surface water will be a significant constraint during the grading of the subject site.
4. The risk for landslides, debris flows and rock falls at the site is low.
5. Liquefaction, dry settlement, and lateral spreading are not anticipated to be a hazard at the site.
6. The site was previously graded and is underlain by documented soil and rock fills.

GEO No. 190046 recommended:

1. Prior to continuation of grading, any debris and loose surficial soil should be removed to expose the underlying documented compacted fill.
2. The exposed surface should be then scarified a minimum of 6-inches, moisture conditioned as needed (or dried back) and compacted to a minimum 90% relative compaction prior to placement of additional fill.
3. All stockpile soils are to be removed and compacted in accordance with this report.
4. Total settlement is not anticipated to exceed 1-inch, with differential settlement expected to be less than ½ inch over a horizontal distance of 30 feet.

This update to GEO No. 190046 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190046 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

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL (cont.)

paid to the institution.

### Transportation

#### Transportation. 1

#### RCTD - GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable 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.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. ADA compliance ramps shall be constructed with the most current ADA requirements at 4-way intersections and at "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

11. Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      RCTD - GENERAL CONDITIONS (cont.)

be necessary to enter into an agreement with the County for its purchase or exchange.

12. The Project shall obtain approval of street improvement plans from the Transportation Department.

13. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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.

### 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. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.





Plan: TTM37646

Parcel: 480010017

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice (cont.) Not Satisfied

Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map 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 Planning - AG/Dairy Notification Not Satisfied

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

050 - Planning. 2 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. 3 Planning - Map - ECS Note Right-to-Farm Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

Lot Nos.7 - 24 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term agricultural activity, operation or facility, or appurtenances thereof includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

Plan: TTM37646

Parcel: 480010017

50. Prior To Map Recordation

Planning

050 - Planning. 3                      Planning - Map - ECS Note Right-to-Farm (cont.)                      Not Satisfied

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 4                      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. 5                      Planning - Map - Fee Balance                      Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6                      Planning - Map - Final Map Preparer                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 7                      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 Valley Wide Recreation and Parks District 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. 8                      Planning - Map - Required Applications                      Not Satisfied

No FINAL MAP shall record until Specific Plan No. 00312S03 and Change of Zone No. 1900032 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 9                      Planning - PRJ - SP CC&R PRI COMN AREA                      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 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 Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. 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 owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners'

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050 - Planning. 9                      Planning - PRJ - SP CC&R PRI COMN AREA (cont.)                      Not Satisfied

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"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 described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the 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. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

050 - Planning. 10                      Planning - PRJ - SP CC&R PUB COMN AREA                      Not Satisfied

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which 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 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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions

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050 - Planning. 10 Planning - PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this

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Planning

050 - Planning. 10                      Planning - PRJ - SP CC&R PUB COMN AREA (cont.)                      Not Satisfied

Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division. This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 11                      Planning - PRJ - SP COMMON AREA MAIN                      Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 12                      Planning - Shared Driveways Access                      Not Satisfied

The Recorded Map shall show the easements provided for the shared driveways for Lots 7, 8, 23, & 24 as shown on the Tentative Map Exhibit.

Survey

050 - Survey. 1                      RCTD - Access Easement                      Not Satisfied

As identified on the tentative map, the final map shall include the following statement in order to preserve adequate access to Lots 7, 8, 23, and 24:

"We hereby retain the easements indicated as "Ingress/Egress Easements" on Lots 7, 8, 23, and 24 for private use, for the sole benefit of ourselves, our successors, assignees, and lot owners within this

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Survey

050 - Survey. 1                      RCTD - Access Easement (cont.)                      Not Satisfied  
tract map. The easement note should indicate, Private Ingress/Egrees Easement, retained hereon.

or as approved by the Director of Transportation.

050 - Survey. 2                      RCTD - FINAL MAP REQMTS                      Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way on Hilton Road. Prior to map recordation, the project shall file for a conditional vacation of 6-feet of road rights-of-way along the north side of Hilton Road adjacent to the map boundary for consideration by the Board. If there are existing facilities in the existing dedicated right of way, those facilities shall be relocated to their ultimate location. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

2. Lot access shall be restricted on Spencer's Crossing Parkway, Keller Road, and Hilton Road and so noted on the final map.

3. 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.

4. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1                      Landscape Common Area CCRs                      Not Satisfied

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

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

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

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

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Transportation

050 - Transportation. 1 Landscape Common Area CCRs (cont.) Not Satisfied

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

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

050 - Transportation. 2 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 3 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other



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Transportation

050 - Transportation. 8 RCTD - ANNEX WQMP MAINTENANCE (cont.) Not Satisfied  
approved entity) for WQMP maintenance outside of public right of way, as shown on the approved  
Maintenance Exhibit, as applicable.

050 - Transportation. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 10 RCTD - COORDINATION Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR37053 with the exception of proposed sidewalk along Keller Road.

050 - Transportation. 11 RCTD - DEDICATION Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

All interior streets along project boundary are designated as a LOCAL ROAD and shall be improved with 36 foot full-width AC pavement, 6 inch concrete curb and gutter within 56 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (Modify to increase a 5 feet - 6 feet concrete sidewalks).

NOTE: A 6 foot sidewalk shall be constructed adjacent to the curb line within the 10 foot parkway.

Hilton Road along project boundary is designated as a LOCAL ROAD and shall be improved with 36 foot full-width AC pavement, 6 inch concrete curb and gutter, within 60 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461 and per the

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Transportation

050 - Transportation. 11 RCTD - DEDICATION (cont.) Not Satisfied  
Amended Exhibit No. 1 dated 12/5/2019. (Modified for increased right-of-way from 56 feet to 60 feet)

NOTE: A 6 foot sidewalk shall be constructed adjacent to the curb line within the 12 foot parkway.

Spencer's Crossing Parkway along project boundary is designated as a COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6 inch concrete curb, gutter, and sidewalk within 84 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for increased right-of-way from 74 feet to 84 feet, and easterly sidewalk to be at the curb line, and westerly sidewalk to be meandering.)

NOTE:

1. A 6 foot concrete sidewalk shall be constructed adjacent to the curb line within the 16 foot parkway (east side) and meandering sidewalk on the west side of the centerline within the 24 foot parkway.

Keller Road along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 46 foot part width AC pavement (32 feet on project side and 14 feet on the opposite side of the survey centerline with the AC Dike), 6 inch concrete curb, gutter, and sidewalk (project side) within 67 feet to 94 feet part width dedicated right of way minimum (50 feet on the project side and 17 - 44 feet on the opposite side of the centerline) in accordance with County Standard No. 94, Ordinance 461. (Modified - sidewalk to be within the Open Space Lot (Lot No. 54)).

NOTE:

1. An 8 foot meandering concrete sidewalk (project side) shall be constructed within the Open Space Lot (Lot No. 54) and/or as directed by the Director of Transportation.

2. The required offsite grading, construction, and ponding easements shall be obtained and recorded prior to final map approval or start of construction whichever comes first.

3. The road crown location will correspond to County Standard No. 94, Ordinance 461, and located 32 feet from the project side curb and gutter.

4. Construct a 6 inch AC Dike (on the other side of the centerline) shall be constructed at the edge of pavement as directed by the Director of Transportation.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 RCTD - Off-Site Access Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for off-site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 foot of A.C. pavement within a 60 foot dedicated right-of-way in accordance with County Standard No. 106, Section A, (32 feet/60 feet) at a grade and alignment as approved by the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 RCTD - Off-Site Access (cont.) Not Satisfied

Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Spencer's Crossing Parkway to Baxter Road.

Said off-site access road shall be the easterly extension of Hilton Road to a paved and County maintained Leon Road.

Said off-site access road shall be the easterly extension of Keller Road to a paved and County Maintained Leon Road.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 14 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 15 RCTD - TRANSPORTATION BENEFIT Not Satisfied

Prior to recordation of the tract map, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,250 per unit for 53 units or a total of \$119,250. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: The fair-share contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

050 - Transportation. 16 RCTD - Utility Coordination Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.

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Transportation

050 - Transportation. 16      RCTD - Utility Coordination (cont.)      Not Satisfied

• Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 17      RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI      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. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 18      RCTD-MAP-WQ - WQMP ACCESS AND MAINT      Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property

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 additional information and requirements.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      ADP Fee - Map                      Not Satisfied

Tract Map (TR) 37646 is located within the boundaries of the Murrieta Creek- Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1                      Planning - Map - AQ MM 4.3-1 - Tier 3                      Not Satisfied

Prior to grading permit issuance, the County shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.  
"During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request."

060 - Planning. 2                      Planning - Map - Fee Balance                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3                      Planning - Map - Noise MM 4.11-6                      Not Satisfied

County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.  
a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.  
b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      Planning - Map - Noise MM 4.11-6 (cont.)                      Not Satisfied

contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.

d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).

060 - Planning. 4                      Planning - Map - Noise MM 4.11-7                      Not Satisfied

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans

to ensure the following notes are included on the plans.

Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet of any existing off-site single-family residences. Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations.

060 - Planning. 5                      Planning - Map - Required Applications                      Not Satisfied

No grading permits shall be issued until Specific Plan No. 00312S03 and Change of Zone No. 1900032 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 6                      Planning - Map - SKR Fee                      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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      Planning - Map - SKR Fee (cont.)                      Not Satisfied

11.75 gross acres 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.

060 - Planning. 7                      Planning - PRJ - SP General M/M Program                      Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.  
This condition implements condition 30.PLANNING.25 of the SPECIFIC PLAN.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30-DAY BURROWING OWL                      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.

This condition implements Mitigation Measure 4.4-1 of the EIR.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

Birds and their nests are protected by the Migratory Bird

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - MBTA SURVEY (cont.)            Not Satisfied

Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1            RCTD - TRANSPORTATION BENEFIT            Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,250 per unit for 53 units or a total of \$119,250. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: The fair-share contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

060 - Transportation. 2            RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI            Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied  
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. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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.

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.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
2. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      Planning - Map - Fee Balance (cont.)                      Not Satisfied

080 - Planning. 2                      Planning - Map - MM GHG 4.7-1 CAP Measures                      Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include the following measures from the County of Riverside Climate Action Plan (December 2015) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points:

- Measure E1.A.1: Modestly Enhanced Insulation (walls R-13, roof/attic R-38) - 12 points
- Measure E1.A.2: Modestly Enhanced Window (0.4 U-Factor, 0.32 SHGC) - 7 points
- oMeasure E1.A.3: Modest cool roof (CRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) -10 points
- Measure E1.A.4: Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) - 10points
- Measure E1.A.4: Blower Door HERS Verified Envelop Leakage or equivalent) - 8 points
- Measure E1.B.1: Modest Duct Insulation (R-6) - 7 points
- Measure E1.B.1: Distribution loss reduction with Inspection (HERS Verified Duct Leakage or equivalent) - 12 points
- Measure E1.B.2: Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF) - 9 points
- Measure E1.B.3: High Efficiency Water Heater (0.72 Energy Factor) - 15 points
- Measure E1.B.4: All rooms daylighted - 2 points
- Measure E1.B.5: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) - 2 points
- Measure E1.B.6: Energy Star Dish Washer (new) - 1 point
- Measure E2.A.1: Solar Ready Homes (sturdy roof and electric hookups) - 1 point.

Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.

080 - Planning. 3                      Planning - Map - Noise MM 4.11-6                      Not Satisfied

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      Planning - Map - Noise MM 4.11-6 (cont.)                      Not Satisfied

notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.

b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.

d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).

080 - Planning. 4                      Planning - Map - Noise MMS 4.11 -3-4. 11-5                      Not Satisfied

Prior to issuance of building permits, the County of Riverside shall verify that final building plans require second story windows with a minimum STC rating of 27 be installed at all homes adjacent to Spencer's Crossing Parkway, Hilton Road, Keller Road, A Street, C Street, and D Street. During the final building inspection, the County of Riverside Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans. Prior to the issuance of building permits, the County of Riverside shall verify that final building plans require the following construction requirements: a) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one half inch thick. Insulation with at least a rating of R 19 shall be used in the attic space. b) All exterior doors, for all lots, shall be well weather stripped solid core assemblies at least one and three fourths inch thick. c) At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal. d) Attic vents shall be oriented away from Leon Road when possible. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents. e) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      Planning - Map - Noise MMS 4.11 -3-4. 11-5 (cont.)                      Not Satisfied  
circulated air. A forced air circulation system (e.g. air conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

080 - Planning. 5                      Planning - Map - Roof Mounted Equipment                      Not Satisfied  
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6                      Planning - Map - Underground Utilities                      Not Satisfied  
All utility extensions within a lot shall be placed underground.

080 - Planning. 7                      Planning - Map - Walls/Fencing Plot Plan                      Not Satisfied  
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing 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 SP No. 312A2 Design Guidelines , and the TENTATIVE MAP conditions of approval.  
1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan. 2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department. 3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray. 4. All wood fence posts shall be steel set in concrete.

NOTE: The requirements of this plot plan may be conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually. incorporated with any minor plot plan required by the

080 - Planning. 8                      Planning - Planning - Map Noise MM 4.11.-7                      Not Satisfied  
Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans.  
Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.  
a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet of any existing off-site single-family residences. Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      Planning - Planning - Map Noise MM 4.11.-7 (cont.)                      Not Satisfied

080 - Planning. 9                      Planning - School Mitigation - MUSD                      Not Satisfied  
"PRIOR TO BUILDING PERMITS, impacts to the Menifee Union School District shall be mitigated in accordance with state law."

080 - Planning. 10                      Planning - School Mitigation - Perris High School Union School District                      Not Satisfied  
"PRIOR TO BUILDING PERMITS, impacts to the Perris High School Union School District shall be mitigated in accordance with State Law."

080 - Planning. 11                      Planning - SP - Entry Monumentation                      Not Satisfied  
"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:  
1.The entry monument shall be in substantial conformance to the Neighborhood Entry Mounmentation design guidelines for Residential Development as provided for in the SPECIFIC PLAN, as stated on page IV-46 and illustrated on IV-5."

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - MBTA REPORT                      Not Satisfied  
Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Regional Parks and Open Space

080 - Regional Parks and Open Space Trail Maintenance                      Not Satisfied  
The applicant shall annex and enter into a trail maintenance agreement with the local recreation provider (Valley-wide Recreation and Park District), or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all trails identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity.  
The applicant must provide a letter of agreement to the Planning department that trail maintenance will be provided by a local recreational provider or other maintenance entity.

080 - Regional Parks and Open Space Trail Plan                      Not Satisfied  
Prior to issuance of the 30th building permit for a residential unit, the applicant must have submitted a trail/landscape maintenance exhibit to Valley-wide Recreation and Park District or other maintenance district for approval. The applicant must submit the approved trail maintenance exhibit to the County of Riverside Planning Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            Landscape Inspection Deposit Required            Not Satisfied

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2            Landscape Plot Plan/Permit Required            Not Satisfied

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) 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 sheets 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. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, 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 and or ALUC;
- 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 shall be located outside of the ROW 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2      Landscape Plot Plan/Permit Required (cont.)      Not Satisfied  
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. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3      Landscape Project Specific Requirements      Not Satisfied

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant.



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Landscape Project Specific Requirements (cont.) Not Satisfied

In-line emitter tubing is not defined as point source for the purpose of this requirement.

- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

080 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 5 RCTD-MAP-WQ - 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.

Waste Resources

080 - Waste Resources. 1 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 Grading Report from the Soils Engineer (registered

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

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                      Planning - Map - Block Wall Anti Graffiti                      Not Satisfied

The land divider/permit holder shall construct six (6) foot high decorative block walls on all residential lots within PA 42 located south of the open space lot fronting along Keller Road and along the perimeter of the Project along Spencer's Crossing Parkway, Hilton Road and along the eastern perimeter of the Project site. The required walls shall conform to the Design Guidelines of SP No. 312A2 and shall be subject to the approval of the County Department of Building and Safety. An anti graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA Land Use Division, and the Development Review Division. The County of Riverside shall verify that final building plans require the construction of sound barriers with the following requirements. Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road. The barrier shall provide a weight of at least four (4)pounds per square foot with no decorative cutouts of line of sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) shall be filled with grout or caulking. Barriers shall be constructed using one of the following materials: I) Masonry Block; II) Stucco veneer over wood framing (or foam core), or one inch thick tongue and groove wood of sufficient weight per square foot; III) Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot; IV) Earth berm; and/or V) Any combination of these materials. During the final building inspection, the County of Riverside Building Inspector shall ensure that the sound barriers were constructed to adhere to the requirements stated herein, as well as the design specifications shown on the final approved building plans. This condition implements Mitigation Measures 4.11 1 and 4.11 2 of the EIR.

090 - Planning. 2                      Planning - Map - Concrete Driveways                      Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3                      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 Valley-Wide Recreation and Park

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      Planning - Map - Quimby Fees (cont.)                      Not Satisfied  
District.

090 - Planning. 4                      Planning - Map - Roll-Up Garage Doors                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

090 - Planning. 5                      Planning - Map - Wall/Fencing Compliance                      Not Satisfied  
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 6                      Planning - Map- Mitigation Monitoring                      Not Satisfied  
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Impact Report No. 551.  
The Planning Director may require inspection or other monitoring to ensure such compliance.

Regional Parks and Open Space

090 - Regional Parks and Open Space Trail Construction Complete                      Not Satisfied  
Prior to the issuance of the occupancy permit for the 30th building permit for a residential unit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with Valley-wide Recreation and Park District or other maintenance entity or its representative.

Transportation

090 - Transportation. 1                      Landscape Inspection and Drought Compliance                      Not Satisfied  
The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2                      Landscape Signage Required on Model Home Complexes                      Not Satisfied

Plan: TTM37646

Parcel: 480010017

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Landscape Signage Required on Model Home Complexes (cc) Not Satisfied

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3 RCTD - 80% COMPLETION Not Satisfied

No FINAL MAP shall record until Specific Plan No. 00312S03 and Change of Zone No. 1800032 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

090 - Transportation. 4 RCTD - FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF)
- All Fees for Zone 'D' of the Southwest Road and Bridge Benefit District for a project.

090 - Transportation. 5 RCTD - 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 Spencer's Crossing Parkway, Keller Road, and Hilton Road.

090 - Transportation. 6 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD-MAP-WQ - 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.

Plan: TTM37646

Parcel: 480010017

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.



# 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 11, 2019

**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: Washington  
Planning Commissioner: Taylor-Berger  
City of Murrieta Sphere of Influence  
Menifee Union School District

Perris Union High School District  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
California Council For The Blind

**TENTATIVE TRACT MAP NO. 37646** – CEQ190021 – Applicant: Riverside Mitland 03 LLC, Dave Bartlett – Engineer/Representative: Hunsaker & Associates, Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD: PF) – Location: North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road – 11.5 Acres - Zoning: Specific Plan (SP 312A2) - **REQUEST: Tentative Tract Map No. 37646** proposes a Schedule ‘A’ Map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 square feet and three (3) open space lots for landscaping - APN: 480-010-017 & 480-010-019 – **BBID: 458-621-028**

**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 July 25, 2019**. 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 Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at [dbradfor@rivco.org](mailto:dbradfor@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.*



Samuel C. Alhadeff  
28765 Single Oak Drive, Suite 140  
Temecula, California 92590  
Samuel.Alhadeff@lewisbrisbois.com  
Direct: 951.252.6152

December 13, 2019

File No. 32781.2

**VIA E-MAIL**

Russell Williams  
TLMA  
Environmental/Development Review/Plan Check  
Division Manager  
4080 Lemon Street  
Riverside, CA 92501  
[RUWILLIA@rctlma.org](mailto:RUWILLIA@rctlma.org)

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)

Re: Resolving COA 80 Trans 0014 for Spencer's Crossing and Analyzing Highway 79 Policy (herein collectively Project)

Dear Mr. Williams and Mr. Brady:

In order to clarify the record, we have been asked to review again the Project and the impact of the Highway 79 Policy. As you know, the Menifee Union School District has elected not to proceed with its site on PA 42 of Spencer's Crossing and accordingly, your applicant, Riverside Mitland 03 LLC (Brookfield) proposes to build 53 units. Brookfield is planning to resubmit the applicable TTM in the next two days.

In order to proceed, we did an analysis of the following documents:

1. Highway 79 Policy area (revised draft 8/8/2005)
2. Summary of conclusions and action items on SR 79 Policy Status Review Meeting June 29, 2006 with a draft stamp of 10/22/2007
3. County of Riverside General Plan including an analysis of the Highway 79 Policy
4. Highway 79 Policy discussion agenda September 1, 2005
5. Implementation of SR 79 Policy by the Transportation Department. The copy I have is undated.
6. Certain tables and map describing the Highway 79 Policy Area.



7. Highway 79 Policy Area maximum density with 9% reduction table.
8. Highway 79 Policy Area maximum density with 9% reduction revised for rural residential uses.
9. Highway 79 Policy Area density analysis updated June 26, 2006.
10. Highway 79 Policy Area density analysis with five alternatives and then listing various specific plans.

We have also been advised that the Temecula Preparatory School, the K-12 charter school located at the southwest corner of Washington Street and Abelia Street in Winchester was constructed on a significant number of acres with a gross acreage of 24.17 acres. This gross acreage of 24.17 acres results in 77 units which can be used retroactively to cover the total number of units approved in the SP. As a result, in applying that number of units, we have a sufficient number of units to cover the trips that are necessary for the 53 unit site that Brookfield desires to build.

Based on the information furnished to us and our evaluation, there is a sufficient number of units available to provide and allow for the 53 units to be constructed in the present Tentative Tract Map application. In this analysis, we are also relying on a final analysis of February 8, 2017 which addressed this question in a comprehensive fashion and was approved by the County of Riverside.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

*Samuel C. Alhadeff*

Samuel C. Alhadeff of  
LEWIS BRISBOIS BISGAARD & SMITH LLP

SCA:ch

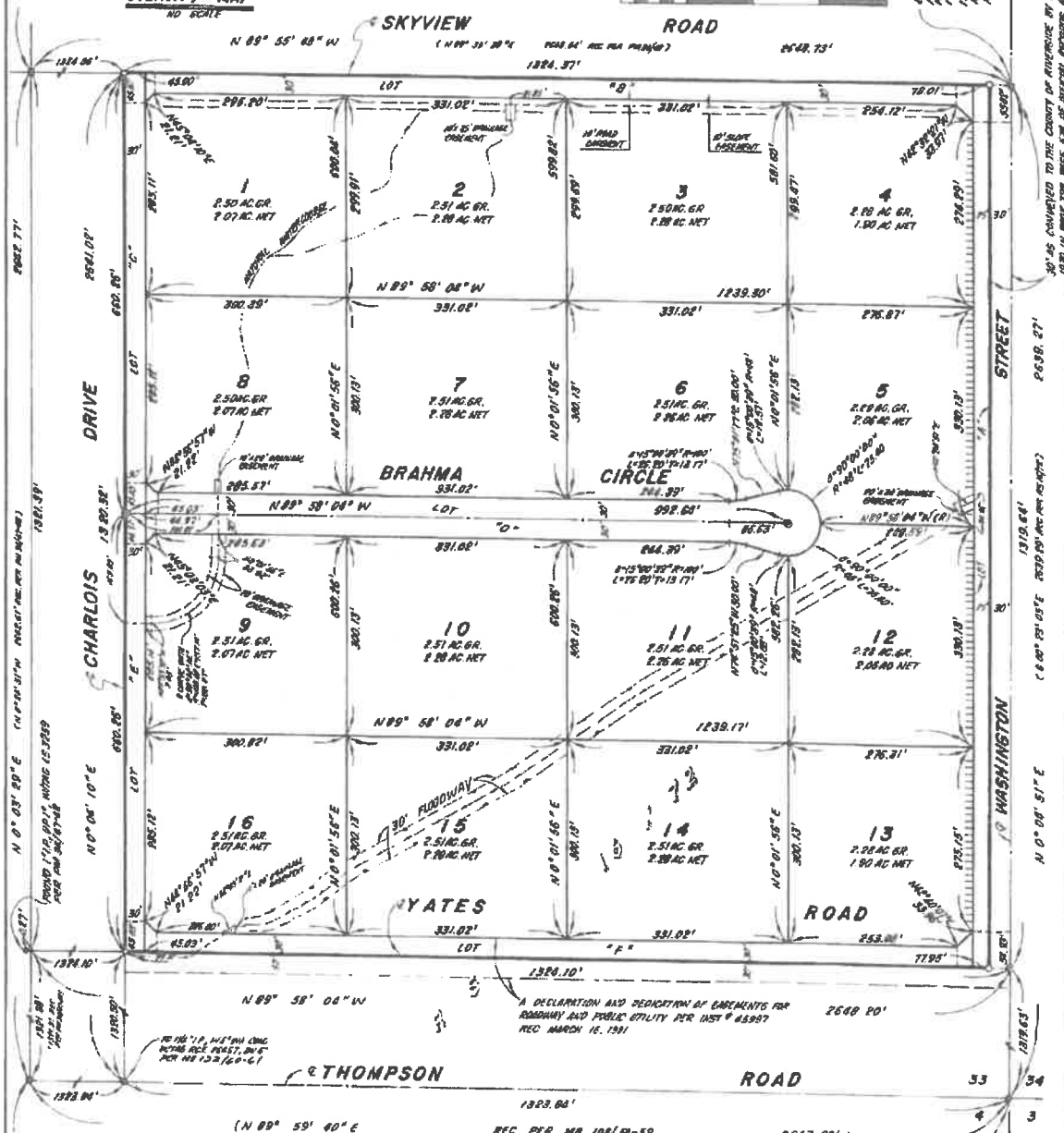
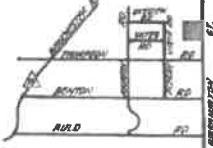
cc: Adrian Peters

# Exhibit “1”

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 7677**  
 BEING A SUBDIVISION OF PORTION OF THE NE 1/4  
 OF THE SE 1/4 OF SEC 33, T05, R.2W, S.B.M.

RANCHO PACIFIC ENGINEERING CORP.  
 MARCH, 1981

SHEET 2 OF 2 SHEETS



**ENGINEER'S NOTES**

- 1 THE BASIS OF BEARING FOR THIS SURVEY IS THE S OF THOMPSON RD PER MB 106/58-59 (N 89° 55' 40" E)
- 2 ○ --- SET 1 1/4" I.P. IN 6" DIA. CONC. DOWN 6", W/ING RCE 26457 (PER RIV CO. STD "A" MON.)
- 3 ○ --- SET 1 1/2" I.P. W/BRASS CAP, FLUSH, MKD RCE 26657 (PER RIV CO. STD "B" MON.)
- 4 SET 3/4" I.P. FLUSH, W/ING RCE BOST AT ALL LOT CORNERS, ALL ANGLE POINTS AND CORNER OUTBACK POINTS, UNLESS OTHERWISE NOTED. (PER RIV CO. STD "D" MON.)
- 5 ○ --- FOUND MONUMENT AS NOTED.
- 6 (---) --- REC DATA AS NOTED.
- 7 - - - - - RESTRICTED ACCESS
- 8 TOTAL GROSS AC. = 39.22 AC
- 9 ALL MONUMENTS SET PER RIV CO. ORD. 661.3

**NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.**

NOTE: THE FLOODWAYS AND OTHER WATER COURSES MUST BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILLS.

TO THE 1/4 OF SEC. 33  
 T.5N. R.2W. S.B.M.  
 SHOWING THE  
 SUBDIVISION  
 OF THE NE 1/4  
 OF THE SE 1/4  
 OF SEC. 33  
 INTO 16 LOTS  
 BY RANCHO PACIFIC  
 ENGINEERING CORP.  
 MARCH 1981

AS COMPAILED TO THE COUNTY OF RIVERSIDE BY REED RECORDED APRIL 25, 1981 IN BOOK 177 PAGE 576 OF OFFICIAL RECORDS, APPROVED COUNTY RECORDS

MB 122/73



# RIVERSIDE COUNTY PLANNING DEPARTMENT

C21900032

Charissa Leach, P.E.  
Assistant TLMA 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.

### APPLICATION INFORMATION

Applicant Name: Riverside Mitland 03 LLC

Contact Person: Shaun Bowen E-Mail: shaun.bowen@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000  
Costa Mesa CA 92626  
City State ZIP

Daytime Phone No: (714) 200-1609 Fax No: ( )

Engineer/Representative Name: Hunsaker & Associates Irvine, Inc.

Contact Person: Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 3 hughes  
Irvine CA 92618  
City State ZIP

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner Name: Riverside Mitland 03 LLC

Contact Person: Dave Bartlett E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000  
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**

Costa Mesa  
City

CA  
State

92626  
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.)

Dave Bartlett

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): Portion of 480-010-017 & 480-010-019

Approximate Gross Acreage: 11.5

General location (nearby or cross streets): North of Hilton, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

---

Keller Road \_\_\_\_\_, East of Spencer's Crossing Parkway \_\_\_\_\_, West of Leon Road \_\_\_\_\_.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The change of zone request proposes to legally define the boundary of PA 42, French Valley Specific Plan No.312 from Public Facility (PF) to Medium Density Residential (5,000 s.f. lots).

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Related cases filed in conjunction with this request:

TTM37646

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**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: 07/30/2018

SP00312.503



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC E-Mail: shaun.bowen@brookfield.com

Contact Person: Shaun Bowen E-Mail: shaun.bowen@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000  
Costa Mesa Street 92626  
City CA State ZIP

Daytime Phone No: (714) 200-1609 Fax No: ( )

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: bhay@hunsaker.com

Contact Person: Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 3 Hughes  
Irvine Street 92618  
City CA State ZIP

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner's Name: Riverside Mitland 03 E-Mail: Dave.Bartlett@brookfield.com

Contact Person: Dave Bartlett E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000  
Costa Mesa Street 92626  
City CA State ZIP

Daytime Phone No: (714) 200-1603 Fax No: (714) 200-1861

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

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"

**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

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.)

*David E. Bartlett*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*



\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

**PROJECT INFORMATION:**

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):



**REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN**

Specific Plan No. 312, Substantial Conformance No. 7 is a request to change the land use for PA 42 from Public Facility (Elementary School) to Medium Density Residential (MDR) with 5,000 minimum square foot lots. This application will modify the terminology within PA 42 to allow for a residential density range of 4.6 du/ac and 53 dwelling units within the land use plan, instead of a Public Facility. The current land use allows for a maximum total of 57 dwelling units, with a minimum lot size of 5,000 square feet, would be allowed at a target density of 5.0 du/ac. Therefore, this Substantial Conformance request, does not exceed the density and dwelling units as allowed within PA42.

Related cases filed in advance of, or concurrently with, this request:

TTM37646

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): Portion of 480-010-017 & 480-010-019

Approximate Gross Acreage: 11.5

General location (nearby or cross streets): North of Hilton Road, South of Keller Road, East of Spencer's Crossing Parkway West of Leon Road.

Have there been any prior requests for substantial conformance? Yes  No

If yes, of what nature? On March 21, 2006, the County of Riverside approved Substantial Conformance No. 1 to Specific Plan No. 312. The Substantial Conformance reflected a number of changes that were made to Planning Area boundaries and dwelling unit allocations during preparation of five (5) implementing subdivision maps. The approved pattern of land use and total Specific Plan acreage did not change as part of Substantial Conformance No. 1.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1058 SP SC Condensed Application.docx  
Created: 07/02/2015 Revised: 07/30/2018

SP312A2



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE           | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP         | <input type="checkbox"/> VESTING MAP            |

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Riverside Mitland 03 LLC

Contact Person: Dave Bartlett      E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000

Costa Mesa      CA      92626

*City*      *State*      *ZIP*

Daytime Phone No: ( 714 ) 200-1603      Fax No: ( 714 ) 200-1861

Engineer/Representative Name: Hunsaker & Associates Irvine, Inc.

Contact Person: Brad Hay      E-Mail: bhay@hunsaker.com

Mailing Address: 3 Hughes

Irvine      CA      92618

*City*      *State*      *ZIP*

Daytime Phone No: ( 949 ) 583-1010      Fax No: ( 949 ) 583-0759

Property Owner Name: Riverside Mitland 03 LLC

Contact Person: Dave Bartlett      E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000

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**

Costa Mesa  
City

CA  
State

92626  
ZIP

Daytime Phone No: ( 714 ) 200-1603

Fax No: ( 714 ) 200-1861

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.)

Dave Bartlett

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): Portions of 480-010-017 & 480-010-019

Approximate Gross Acreage: ~~43.7 acres~~

11.75 gross acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Hilton Road, South of Keller Road, East of Spencer's Crossing Parkway West of Leon Road.

**SUBDIVISION PROPOSAL:**

Map Schedule: A Minimum Developable Lot Size: 5,500 square feet  
Number of existing lots: 1 Number of proposed developable lots: 55 53  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 5 Subdivision Density: 4.78 dwelling units per acre. *3 open g*

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). TR37053, CZ07898, GPA01163, SP00312A2  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42868 EIR No. (if applicable): EIR551

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): GEO02525, PDA05011, PDP01546

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: Riverside Mitland 03 LLC

Address: 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626

Phone number: (714) 200-1603

Address of site (street name and number if available, and ZIP Code): Spencer's Crossing PA 42

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Portion of 480-010-017 and 480-010-019

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_

Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 08/03/18



## 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 Riverside Mitland 03 LLC hereafter "Applicant" and Riverside Mitland 03 LLC "Property Owner".

Description of application/permit use:

TTM 37646 proposes a Schedule "A" subdivision for the development of 55 single-family residential lots.

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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): Portion of APN's 480-010-017 and 480-010-019

Property Location or Address:

Northwest Corner of Keller Road and Spencer's Crossing Parkway

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Dave Bartlett

Phone No.: (714) 200-1861

Firm Name: Riverside Mitland 03 LLC

Email: Dave.Bartlett@brookfield.com

Address: 3200 Park Center Drive, Suite 1000

Costa Mesa, CA 92626

**3. APPLICANT INFORMATION:**

Applicant Name: Dave Bartlett

Phone No.: (714) 200-1861

Firm Name: Riverside Mitland 03 LLC

Email: Dave.Bartlett@brookfield.com

Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 3/15/19

Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

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

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

Dave Bartlett, Vice President

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, 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 REQUIRED FOR ALL PROJECTS**

- *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.*

*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:

**SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 – No New Environmental Document Required – EIR551** – Applicant: Riverside Mitland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 13.29 Gross Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646**, proposes a Schedule "A" Map to subdivide 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **MARCH 18, 2020**  
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 Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 30, 2020,

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

APN (s) or case numbers CZ1900032 / SP00312S03 / TTM37646 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

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

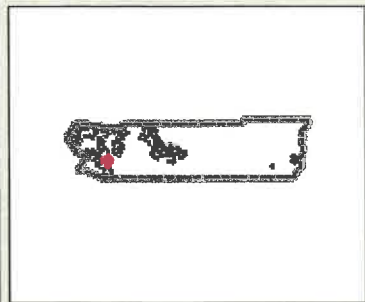
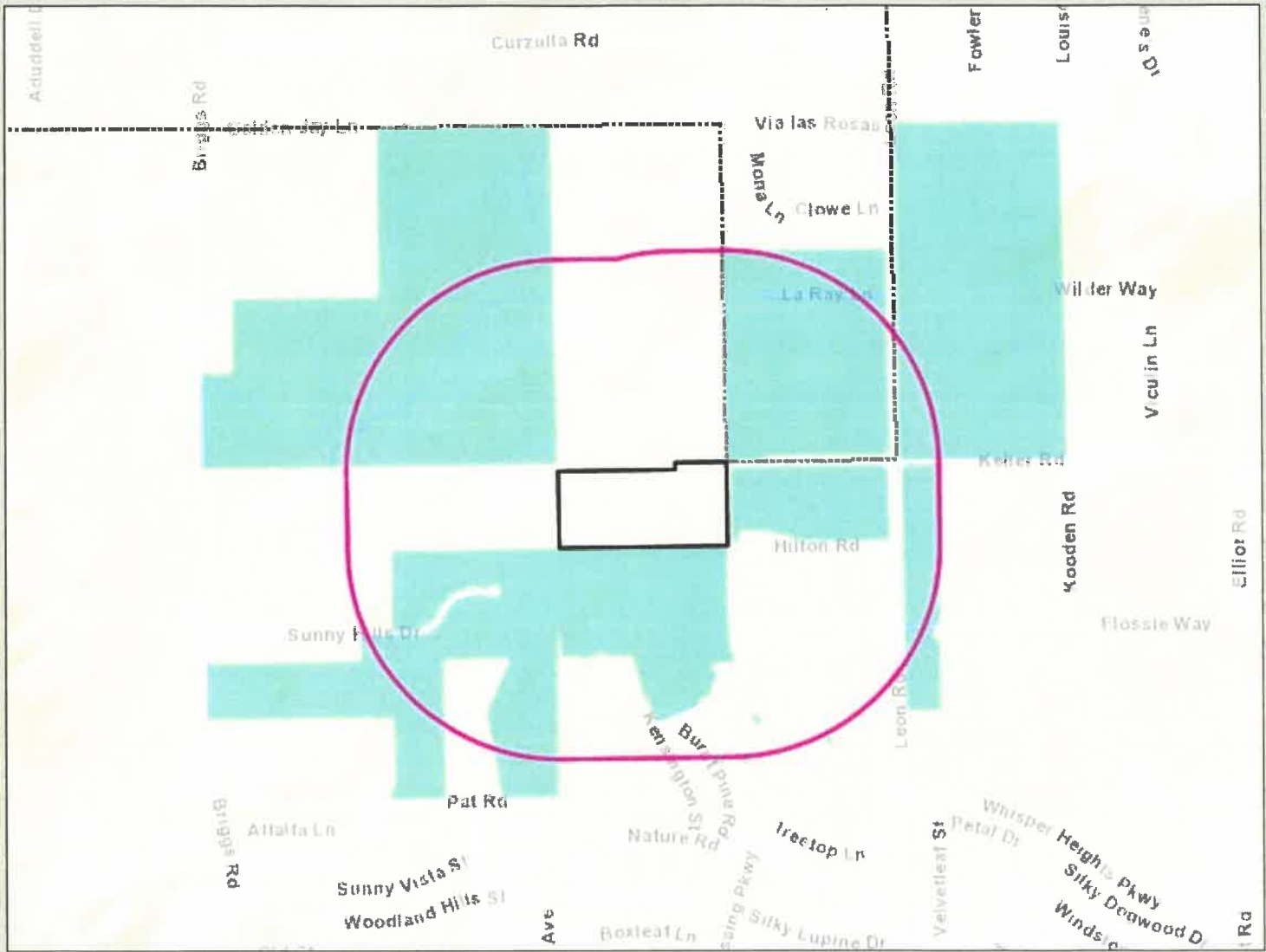
Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ1900032 SP00312S03 TTM37646

( 2000 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.

472050002  
MAR CAL  
33750 BRIGGS RD  
MENIFEE CA 92584

472050004  
WESTERN RIVERSIDE COUNTY REG CON  
P O BOX 1667  
RIVERSIDE CA 92502

472050015  
STEVEN M MORTON  
39252 WINCHESTER RD STE 107-317  
MURRIETA CA 92563

472050016  
CHRISTIAN LAWRENCE NAADEN  
30922 LA RAY LN  
WINCHESTER CA 92596

472050017  
JEFF BELTZ  
30777 LA RAY LN  
WINCHESTER CA 92596

472050018  
MARC TAYLOR  
30803 LA RAY LN  
WINCHESTER CA 92596

472050019  
NICK TIRABASSI  
24335 VICTORY BLVD NO A  
WEST HILLS CA 91307

472050020  
PETE NORIEGA  
30985 LA RAY LN  
WINCHESTER CA 92596

472050021  
JOHN MCDONALD  
33795 LEON RD  
WINCHESTER CA 92596

472050022  
ABEL MORALES  
34235 LEON RD  
WINCHESTER CA 92596

472050023  
GUOWEI JIN  
30817 LA RAY LN  
WINCHESTER CA 92596

472050025  
DAVID CUPP  
6225 CAMINITO JUANICO  
SAN DIEGO CA 92111

472050026  
MANUEL GALINDO  
30910 KELLER RD  
MENIFEE CA 92596

472050027  
WALTER R WILSON  
30928 KELLER RD  
WINCHESTER CA 92596

472050028  
SHALYN WARRINGTON  
30980 KELLER RD  
WINCHESTER CA 92596

472050029  
JAMES CEBULA  
30808 KELLER RD  
WINCHESTER CA 92596

472090001  
WSI LAND HOLDINGS  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

480010003  
GREGORY S SCHERF  
26788 DESERT LOCUST ST  
MURRIETA CA 92562

480010004  
RICHARDSON JULIE A  
30330 SUNNYHILLS DR  
MENIFEE CA 92584

480010005  
ROBIN H BORDERS  
30420 SUNNY HILLS DR  
MENIFEE CA 92584

480010006  
MARK VAN GAALE  
26772 DESERT LOCUST ST  
MURRIETA CA 92562

480010007  
MICHAEL N MONTELEONE  
35245 BRIGGS RD  
MURRIETA CA 92563

480010010  
MARK ODDY  
30283 SUNNY HILLS DR  
MENIFEE CA 92584

480010011  
ABDUL M ALAAMA  
2455 OAK RANCH RD  
LA HABRA HEIGHTS, CA 90631

480010014  
RONALD E SCHAFER  
30724 BENTON NO C302 392  
WINCHESTER CA 92596

480010016  
ANDY DOMENIGONI  
31851 WINCHESTER RD  
WINCHESTER CA 92596

480010020  
827 LEON  
6751 PAINTER AVE  
WHITTIER CA 90601

480010038  
RIVERSIDE MITLAND 03  
12865 POINTE DEL MAR 200  
DEL MAR CA 92014

480010039  
RIVERSIDE MITLAND 03  
3200 PARK CENTER DR #1000  
COSTA MESA CA 92626

480030001  
LAVERNE POLIQUIN  
1331 W BAY AVE  
NEWPORT BEACH CA 92661

480030008  
JENNIE L CHIEM  
PO BOX 2072  
SUN CITY CA 92586

480030009  
CHARLES W SHORES  
31085 FLOSSIE WAY  
WINCHESTER CA 92596

480880017  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

480950013  
BROOKFIELD HOMES SOUTHERN CALIFORNIA  
3200 PARK CENTER DR STE 1000  
COSTA MESA CA 92626

480951026  
RICHMOND AMERICAN HOMES OF MARYLAND  
391 N MAIN ST STE 205  
CORONA CA 92880

480961017  
TONY P DOAN  
30747 BLOOMFEST ST  
MENIFEE CA 92596

Riverside Mitland 03 LLC  
Atten: Dave Bartlett  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Hunsaker & Associates Irvine, Inc.  
Atten: Brad Hay  
3 Hughes  
Irvine, CA 92618

Lewis Brisbois  
Atten: Alexander Knaub  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

Lewis Brisbois  
Atten: Cristina Halley  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

Brookfield Residential  
Atten: Adrian Peters  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Southern California Edison  
Attention: Jeff Clark  
P.O Box 800  
Rosemead, CA 91770

City of Murrieta  
Development Services Director  
1 Town Square  
Murrieta, CA 92562

Murrieta Valley Unified School Dist.  
Atten: Facilities and Operations  
41870 McAlby Court  
Murrieta, CA 92562

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Riverside Mitland 03 LLC  
Atten: Dave Bartlett  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Lewis Brisbois  
Atten: Samuel C. Alhadeff  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

Lewis Brisbois  
Atten: Alexander Knaub  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

Brookfield Residential  
Atten: Shaun Bowen  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Brookfield Residential  
Atten: Adrian Peters  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

City of Murrieta  
Development Services Director  
1 Town Square  
Murrieta, CA 92562

Perris Union High School District  
Atten: Hector Gonzales, Director of  
Facilities  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Hunsaker & Associates Irvine, Inc.  
Atten: Brad Hay  
3 Hughes  
Irvine, CA 92618

Lewis Brisbois  
Atten: Samuel C. Alhadeff  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

Lewis Brisbois  
Atten: Cristina Halley  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

Brookfield Residential  
Atten: Shaun Bowen  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Southern California Edison  
Attention: Jeff Clark  
P.O Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507.

Murrieta Valley Unified School Dist.  
Atten: Facilities and Operations  
41870 McAlby Court  
Murrieta, CA 92562

Perris Union High School District  
Atten: Hector Gonzales, Director of  
Facilities  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning 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.**

SP312S03, CZ1900032, and TTM37646  
*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)*

Riverside Mitland 03 LLC., Dave Bartlett  
*Project Applicant*

3200 Park Center Drive, Suite 1000 Costa Mesa, CA 92626  
*Address*

North of Hilton Road, South of Keller Road, East of Spencer's Crossing Parkway and West of Leon Road  
*Project Location*

Substantial Conformance No. 3 to SP312 provides minor modifications to the SP Text to ensure that the SP is consistent with the SP's Zoning Ordinance development standards as they pertain to Planning Area 42. CZ1900032 modifies the text only of the SP's Zoning Ordinance in regards to development standards pertaining to minimum lot size. TTM37646 is a Schedule "A" Map to subdivide the 11.5 acre site (PA 42) into 53 residential lots and 3 open space lots. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No.551 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which are incorporated by reference. The proposed Project will not result in any new significant environmental impacts not identified in the certified EIR No. 551. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 551, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following, Planning Area 42 boundaries and the proposed use of the site was included within the project boundary analyzed in EIR No 551, and does not propose any changes to Specific Plan No. 312 area as analyzed in EIR No. 551.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 12, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, 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, Project Planner *Title* \_\_\_\_\_ *Date* \_\_\_\_\_  
Date Received for Filing and Posting at OPR: \_\_\_\_\_

FOR COUNTY CLERKS'S USE ONLY



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**


**4.3**

**Planning Commission Hearing: March 18, 2020**

**PROPOSED PROJECT**

**Case Number(s):** CZ2000003  
**Select Environ. Type** No Further Environmental Document Required  
**Area Plan:** Harvest Valley/Winchester  
**Zoning Area/District:** Winchester Area  
**Supervisory District:** Third District  
**Project Planner:** Russell Brady  
 461-520-001 through 461-520-023  
 461-521-001 through 461-521-028  
 461-530-001 through 461-530-022  
**Project APN(s):** 461-531-001 through 461-531-007

**Applicant(s):** County of Riverside



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area.

The above shall hereinafter be referred to as “the Project.”

The Project site is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000003**, based upon the findings and conclusions provided in this staff report, subject to adoption of the Zoning Ordinance.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Winchester Hills Specific Plan No. 293
Specific Plan Land Use:	Medium Density Residential (MDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Mixed Use Area (MUA)
East:	Open Space: Recreation (OS:R)
South:	Open Space: Recreation (OS:R)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (Winchester Hills Specific Plan No. 293)
Proposed Zoning Classification:	Specific Plan (Winchester Hills Specific Plan No. 293)
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Rural Residential (R-R)
South:	Light Agriculture, 10-acre minimum (A-1-10)
West:	Specific Plan
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land, Salt Creek
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	Planning Area 30: 18.4 acres Planning Area 35: 27.5 acres	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146-Lakeview/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High/Very High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
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:**

Winchester Hills Specific Plan No. 293 was approved by the County of Riverside in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester. Since the adoption of Specific Plan No. 293, it has been modified seven (7) times through Amendments and Substantial Conformances.

Planning Area 30 was previously included within an agricultural preserve and due to that the base zone referenced in the Specific Plan Zoning Ordinance for Planning Area 30 was Light Agriculture (A-1) with the original approval of Specific Plan No. 293. Once Planning Area 30 was removed from the agricultural preserve, Change of Zone No. 6861 initially modified the Specific Plan zoning ordinance text related to Planning Area 30 to a base zone of One Family Dwellings (R-1) that reflected the Planning Area's Medium Density Residential land use designation in the Specific Plan. This Change of Zone was adopted on November 22, 2005. Subsequently Change of Zone No. 7461 associated with Specific Plan No. 293 Amendment No. 5 unintentionally modified the Specific Plan zoning ordinance text related to Planning Area 30 by including the text for Planning Area 30 that existed prior to Change of Zone No. 6861 with a base zone of A-1. Change of Zone No. 7461 was adopted on December 22, 2009. Subsequent Change of Zones have been processed and adopted since then that have retained this same text for Planning Area 30. This error and related history was recently brought to staff's attention and this Change of Zone was initiated by the County to correct this unintentional error that was caused by Change of Zone 7461.

There are no issues of concern for this item. The proposed Change of Zone site is within the boundaries of the Winchester Hills Specific Plan which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2000003 will not result in any new significant environmental impacts not identified in certified EIR No. 380. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 2000003 is correcting the permitted uses and development standards within Planning Area 30 and clarifying other applicability of Ordinance No. 348 for Planning Area 35, which would make these Planning Areas consistent with the land uses and development standards described in Winchester Hills Specific Plan No. 293 as amended.
- b. The subject site was included within the project boundary analyzed in EIR No. 380; and,
- c. There are no changes to the mitigation measures included in EIR No. 380; and

- d. Change of Zone No. 2000003 does not propose any changes to the approved Winchester Hills Specific Plan No. 293 analyzed in EIR No. 380.

## **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 Community Development: Medium Density Residential (CD: MDR) (2 -5 du/acre).
2. The project site has a Zoning Classification of Specific Plan (Winchester Hills Specific Plan No. 293). The Specific Plan zoning is consistent with the land use designations of the General Plan and SP No. 293.
3. The project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Studies and analysis conducted for the Winchester Hills Specific Plan determined that consistency with the Highway 79 Policy Area requirements, have been met.

### **Entitlement Findings:**

#### **Change of Zone:**

1. Change of Zone No. 2000003 is a proposal to correct the zoning ordinance text related primarily to Planning Area 30 as well as Planning Area 35 within Specific Plan No. 293 (Winchester Hills). The zoning classification for these planning areas is Specific Plan (SP). The change related to Planning Area 30 will make the permitted uses and development standards consistent with the General Plan and Specific Plan land use designations for Planning Area 30 of Medium Density Residential. The change related to Planning Area 35 provides clarification on the applicability of other regulations of Ordinance No. 348 not specifically cited in the Specific Plan zoning ordinance.

#### **Other Findings:**

1. 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.
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). Implementing projects within the Specific Plan will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since no further environmental analysis is necessary and a new Negative Declaration, Mitigated Negative

Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and Specific Plan will still apply to implementing projects from the Specific Plan relative to cultural resources, tribal cultural resources, and related monitoring.

4. The proposed Change of Zone will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, EIR No. 380 prepared for the Specific Plan determined that with adherence to existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment or the injury to any fish, wildlife, or habitat will not occur due to approval of the Change of Zone No. 2000003.
5. 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. This was required as a condition of approval from the Specific Plan.

**Fire Findings:**

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

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in EIR No. 380 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.

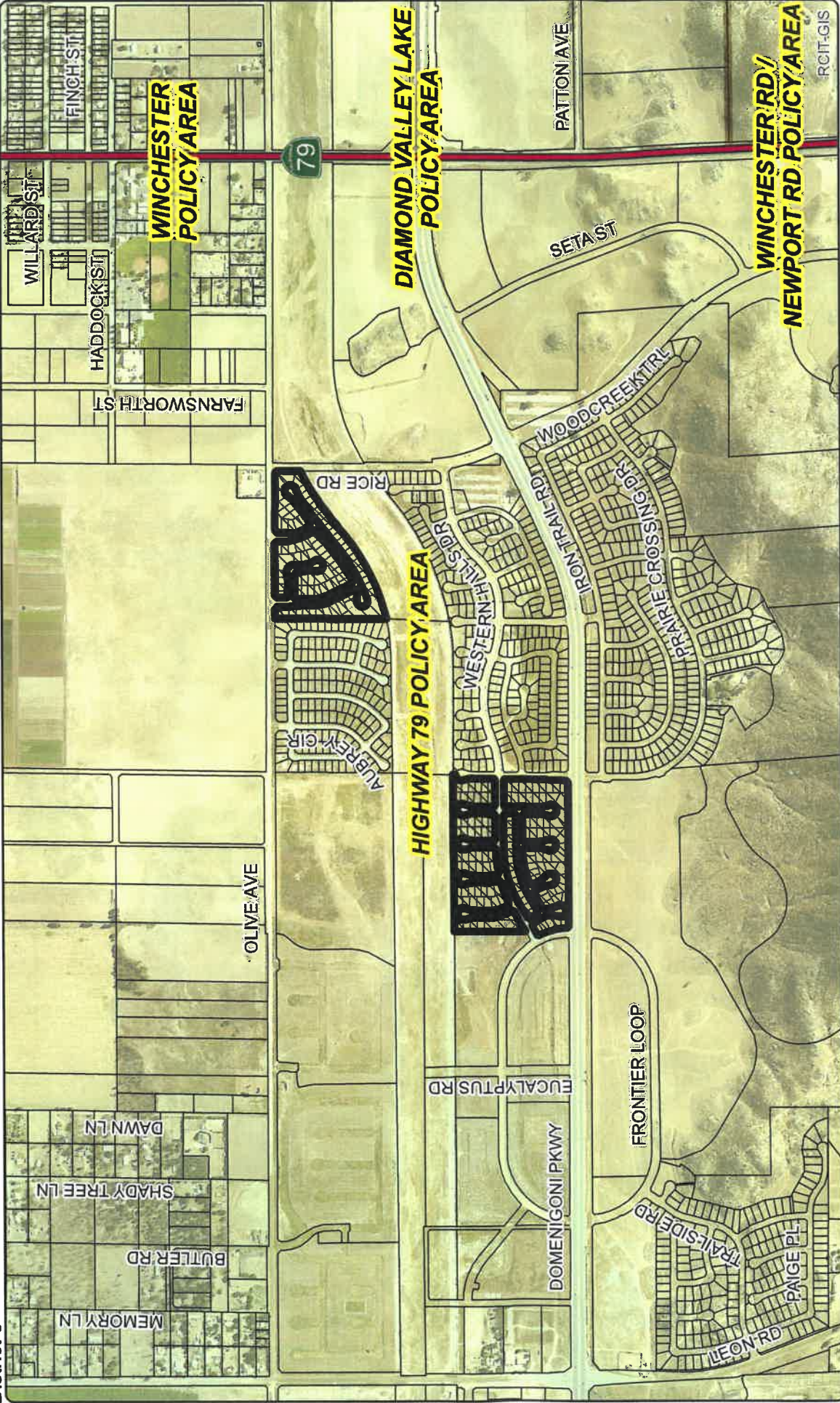
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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 not received written communication/phone calls from any persons indicating support/opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ2000003**  
**VICINITY/POLICY AREAS**

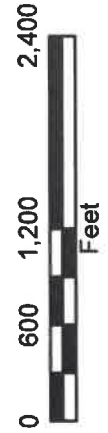
Supervisor: Washington  
 District 3

Date Drawn: 03/06/2020  
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute a final decision for future land use. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-4277 (Eastern County) or Website: <http://planning.cotriverside.com>



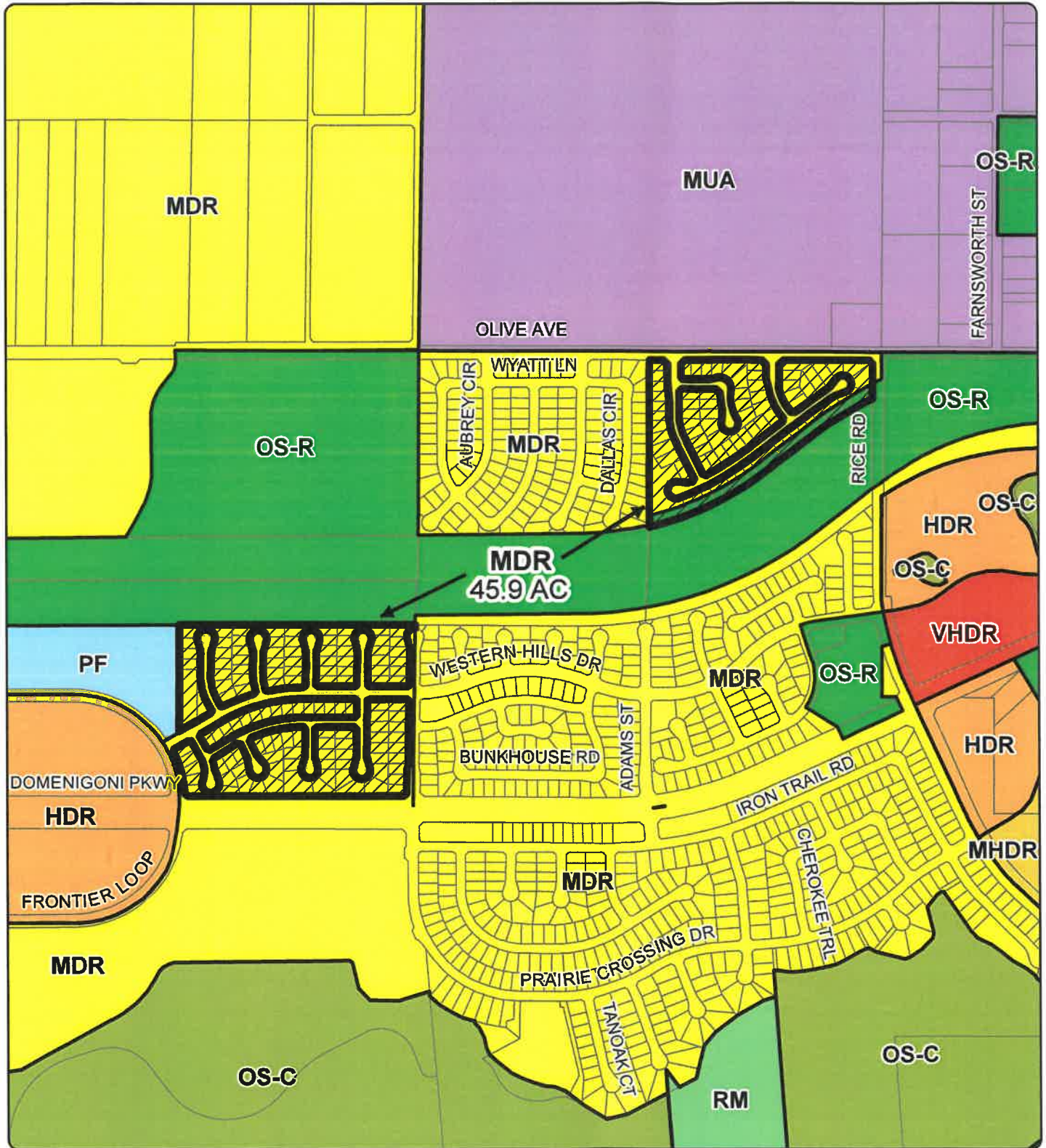
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ2000003

### EXISTING GENERAL PLAN

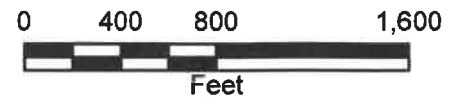
Supervisor: Washington  
District 3

Date Drawn: 03/06/2020  
Exhibit 5



Zoning Area: Winchester

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 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>

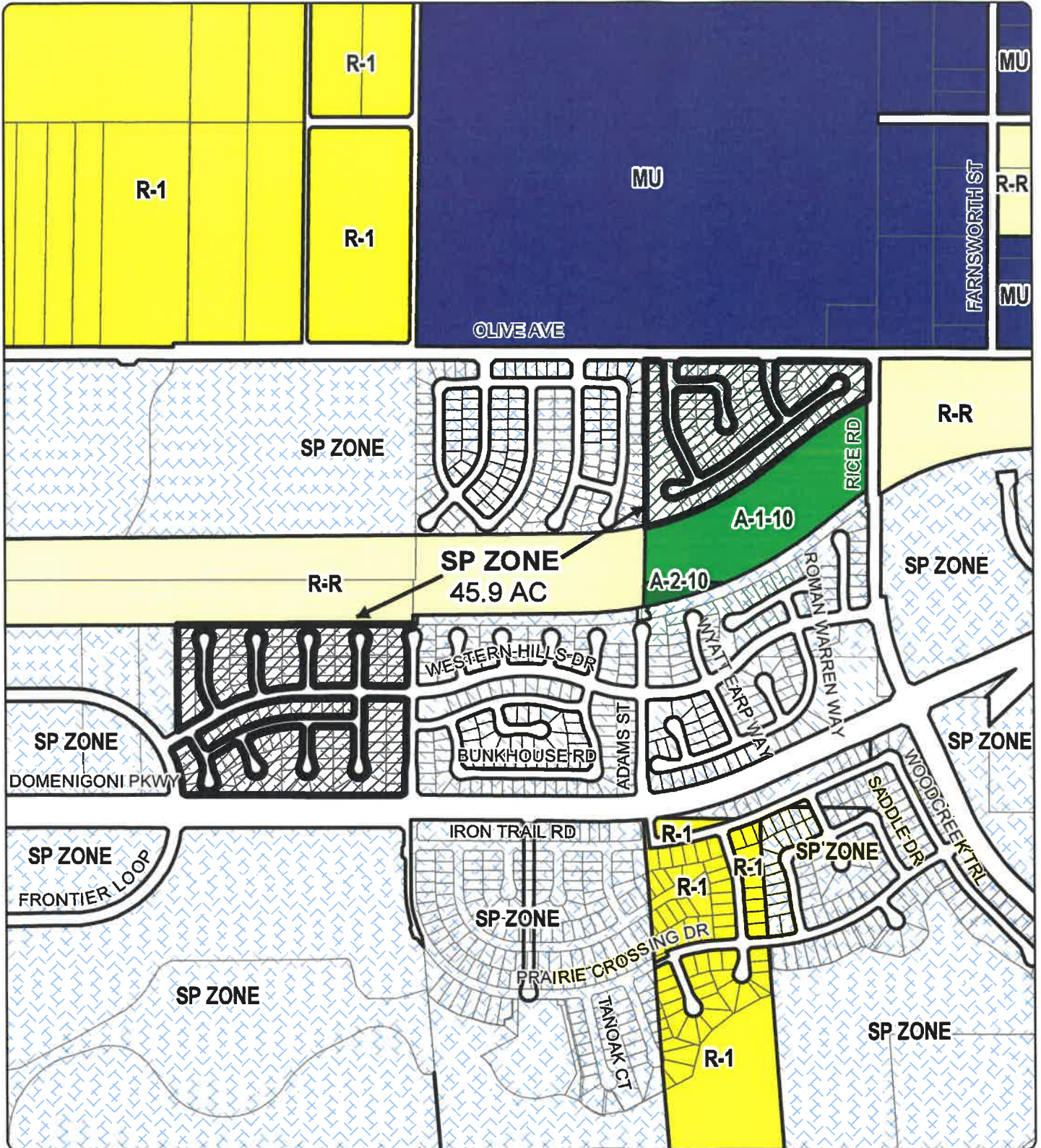
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ2000003

### PROPOSED ZONING

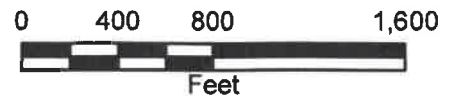
Supervisor: Washington  
District 3

Date Drawn: 03/06/2020  
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

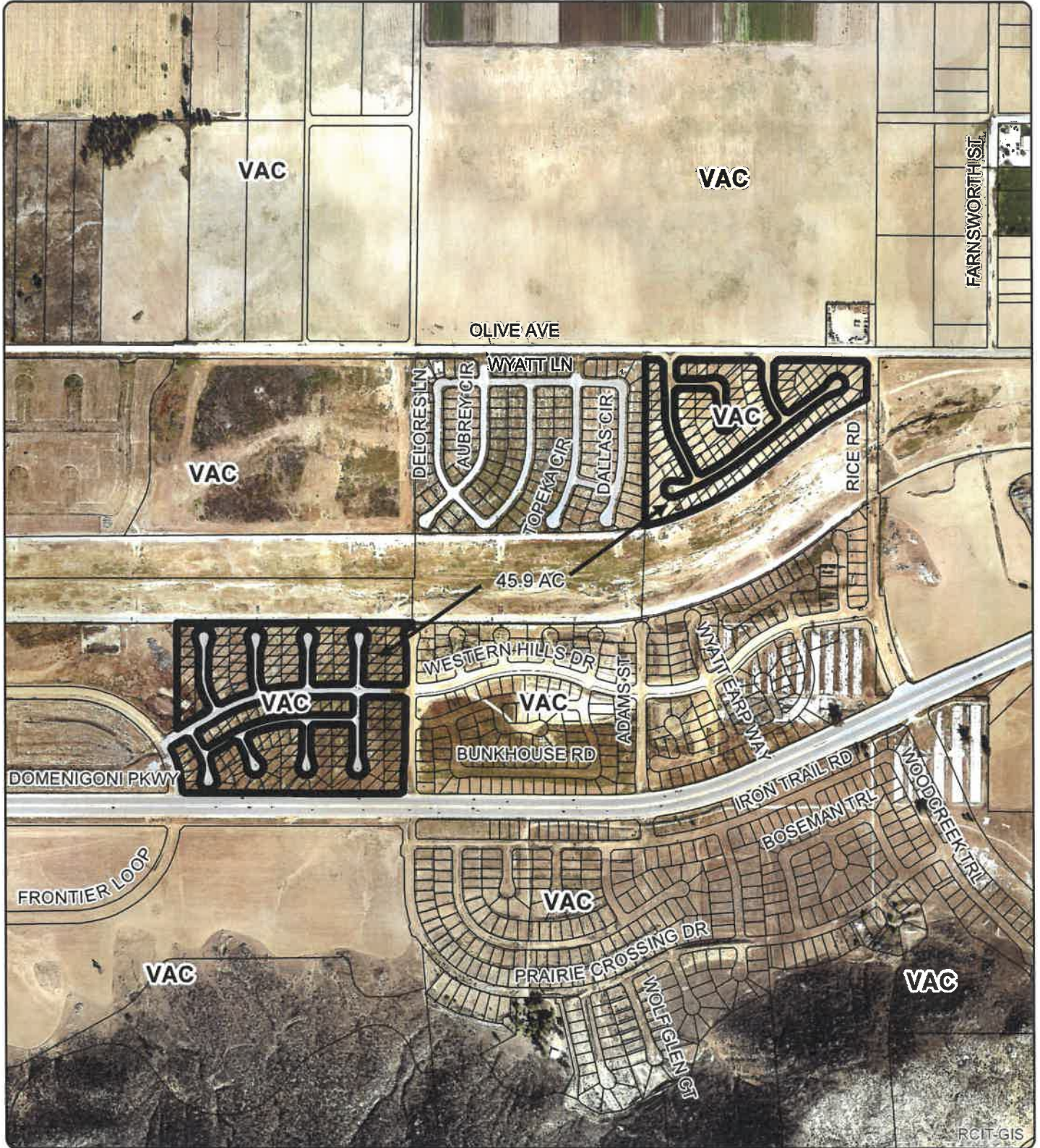
## CZ2000003

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 03/06/2020

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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ORDINANCE NO. 348.4851XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

~~Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan, Map No.2, as amended are further amended by placing in effect in the Winchester Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2407, Change of Zone Case No. 7825," which map is made a part of this ordinance.~~

Section 12. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:

"SECTION 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); Section 9.50.b.(5) and (7) shall not be permitted.

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 293 and comply with the conditions of approval for said specific plan.

- 1 B. A comprehensive plot plan for the entire planning area, a conceptual  
2 grading plan and a tentative subdivision map, based upon a contour interval  
3 no greater than four feet, which in addition to the requirements of  
4 Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
- 5 i. the proposed lots including lot lines and proposed easements, if any;
  - 6 ii. building footprints;
  - 7 iii. floor plan assignments;
  - 8 iv. pad elevations, street grades and all cut and fill slopes in excess of  
9 one (1) foot in vertical height;
  - 10 v. the proposed uses, their location, and architectural designs;
  - 11 vi. buffers, if any.
- 12 C. A design manual which includes:
- 13 i. a description of floor plans and their mix;
  - 14 ii. the lot and building calculations for each lot and building as follows:
    - 15 (a) lot area and lot pad area,
    - 16 (b) building footprint area,
    - 17 (c) percentage of lot coverage,
    - 18 (d) front setback,
    - 19 (e) usable rear yard area and depth,
    - 20 (f) building square-footage for commercial uses;
  - 21 iii. a fencing plan including details of proposed materials to be used;
  - 22 iv. dimensioned conceptual floor plans and elevations, including details  
23 of proposed materials for elevations, and square-footages and heights of  
24 individual units; and
  - 25 v. a proposed phasing plan showing the planned sequence of  
26 subdivision map recordation and development.
- 27  
28

1 (3) Except for congregate care residential facilities, the development standards within  
2 Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in  
3 Article IXd, Section 9.73 of Ordinance No. 348.

4 (4) The development standards for congregate care residential facilities shall be the  
5 same as those standards identified in Article XIXe of Ordinance No. 348.

6 (5) Nonsubstantial adjustments to an approved project's design are permitted subject to  
7 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,  
8 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations.  
9 All other changes including changes in concept and product type shall be submitted for review in  
10 accordance with the provisions of Ordinance No. 460 governing minor changes and revised  
11 tentative maps.

12 (6) Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article IXd of Ordinance No. 348.

14 b. Planning Area 3.

15 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same  
16 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

17 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be  
18 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those  
20 requirements identified in Article XIa of Ordinance No. 348.

21 c. Planning Area 5.

22 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same  
23 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that  
24 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not  
25 be permitted.

26 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be  
27 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article XI of Ordinance No. 348.

3 d. Planning Areas 6, 22, 42, and 54A.

4 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293  
5 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except  
6 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

7 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan  
8 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.  
9 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as those  
11 requirements identified in Article. IX of Ordinance No. 348.

12 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A.

13 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A of  
14 Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of  
15 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section  
16 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses  
17 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

18 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,  
19 and 47A of Specific Plan No. 293 shall be the same as those standards identified in Article VI,  
20 Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,  
21 Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) shall  
22 be deleted and replaced by the following:

- 23 A. Building height shall not exceed two stories with a maximum height of  
24 thirty-five feet (35').
- 25 B. Lot area shall be not less than six thousand (6,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that  
27 is used solely for access to the portion of a lot used as a building site.

- 1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet  
3 (90'). That portion of a lot used for access on "flag" lots shall have a  
4 minimum width of twenty feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
7 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than eighteen-feet (18'), measured from the  
10 existing street line or from any future street line, whichever is nearer the  
11 proposed structure.
- 12 F. Side yards on interior and through lots shall be not less than five-feet (5').  
13 Side yards on corner and reverse corner lots shall not be less than ten-feet  
14 (10') from the existing street line or from any future street line.
- 15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
16 setbacks. No other structural encroachments shall be permitted in the front,  
17 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
18 348.

19 In addition, the following development standards shall also apply:

- 20 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
21 percent (40%) for two story buildings.
- 22 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
23 less than ten-feet (10') in width.

24 (3) Except as provided above, all other zoning requirements shall be the same as those  
25 requirements identified in Article VI of Ordinance No. 348.  
26  
27  
28



1 f. Planning Areas 8A and 8B.

2 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be  
3 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
4 uses permitted pursuant to Section 6.1.a. (2) and (3), and Section 6.1.b.(1) and (3) shall not be  
5 permitted.

6 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293  
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
8 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
9 Section 6.2.c.; and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

- 10 A. Building height shall not exceed two stories with a maximum height of  
11 forty-feet (40').
- 12 B. Lot area shall be not less than three thousand nine hundred (3,900) square  
13 feet. The minimum lot area shall be determined by excluding that portion of  
14 a lot that is used solely for access to the portion of a lot used as a building  
15 site.
- 16 C. The minimum average width of that portion of a lot to be used as a building  
17 site shall be forty-feet (40'), with a minimum average depth of eighty-feet  
18 (80').
- 19 D. The front yard shall be not less than fifteen-feet (15'), measured from the  
20 existing street line or from any future street line, whichever is nearer the  
21 proposed structure. Garages shall be setback a minimum of twenty-feet (20')  
22 from any future street line whichever is nearer the proposed structure.
- 23 E. Side yards on interior and through lots shall not be less than five-feet (5').  
24 Side yards on corner and reverse corner lots shall be not less than eight-feet  
25 (8') from the existing street line or from any future street line.
- 26 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
27 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No  
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1 other structural encroachments shall be permitted in the front, rear or side  
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

3 In addition, the following development standards shall also apply:

4 AA. Lot coverage shall not exceed seventy percent (70%).

5 BB. Where a zero lot line design is utilized, the alternate side yards shall not be  
6 less than ten-feet (10') in width.

7 CC. The minimum private yard area shall be not less than two hundred fifty  
8 (250) square feet per dwelling unit, including a minimum twelve-feet (12')  
9 by fifteen-feet (15') open area void of any obstructions or building  
10 encroachments.

11 (3) Except as provided above, all other zoning requirements shall be the same as those  
12 requirements identified in Article VI of Ordinance No. 348.

13 g. Planning Areas 9A, 9B, and 15.

14 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293  
15 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
16 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be  
17 permitted.

18 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.  
19 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
20 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
21 Section 6.2.c.; and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

22 A. Building height shall not exceed two stories with a maximum height of  
23 forty-feet (40').

24 B. Lot area shall be not less than three thousand (3,000) square feet. The  
25 minimum lot area shall be determined by excluding that portion of a lot that  
26 is used solely for access to the portion of a lot used as a building site.

- C. The minimum average width of that portion of a lot to be used as a building site shall be forty-feet (40'), with a minimum average depth of seventy-five feet (75').
- D. The front yard shall be not less than twelve-feet (12'), measured from the existing street line or from any future street line, whichever is nearer the proposed structure.
- E. Side yards on interior and through lots shall not be less than five-feet (5'). Side yards on corner and reverse corner lots shall be not less than eight-feet (8') from the existing street line or from any future street line.
- F. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. Porches may encroach four-feet (4') into front yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed eighty percent (80%).
- BB. Where a zero lot line design is utilized, the alternate side yard shall not be        less than ten-feet (10') in width.
- CC. The minimum private yard area shall be not less than two hundred (200) square feet, including a minimum ten-feet (10') by twelve-feet (12') open area void of any obstructions or building encroachments.
- DD. The minimum garage setback from an alley drive is three-feet (3'). A garage cannot be setback from an alley drive greater than five-feet (5'), unless it exceeds eighteen-feet (18 ').

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

h. Planning Areas 10A and 10B.

1 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293 shall  
2 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except  
3 that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9);  
4 Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses  
5 identified under Section 8.100.a. shall also include green belts and open space.

6 (2) The development standards for Planning Areas 10A and 10B of Specific Plan No.  
7 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
8 No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

12 (1) The uses permitted in Planning Areas 18, 38A, 38B, 39, 43, 53, and 57 of Specific  
13 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance  
14 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In  
15 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial  
16 community association recreation and assembly buildings and facilities, libraries, daycare centers,  
17 and churches.

18 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and  
19 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section  
20 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section  
21 8.2.d shall be deleted and replaced by the following:

22 A. No lot shall have more than eighty percent (80%) of its net area covered  
23 with buildings or structures.

24 (3) Except as provided above, all other zoning requirements shall be the same as those  
25 requirements identified in Article VIII of Ordinance No. 348.

26 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

1 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of  
2 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
3 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and Section 8.100.b.(1)  
4 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
5 include public parks and playgrounds.

6 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and  
7 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,  
8 Section 8.101 of Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 k. Planning Areas 12, 36 and 56.

12 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall  
13 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
14 the uses permitted pursuant Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.  
15 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also  
16 include public schools.

17 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.  
18 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
19 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
20 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
21 following:

- 22 A. Building height shall not exceed two stories with a maximum height of  
23 thirty-five feet (35').
- 24 B. Lot area shall be not less than four thousand five hundred (4,500) square  
25 feet. The minimum lot area shall be determined by excluding that portion of  
26 a lot that is used solely for access to the portion of a lot used as a building  
27 site.

- 1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be fifty-feet (50') with a minimum average depth of eighty-feet  
3 (80'). That portion of a lot used for access on "flag" lots shall have a  
4 minimum width of twenty-feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
7 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
10 existing street line or from any future street line, whichever is nearer the  
11 proposed structure.
- 12 F. Side yards on interior and through lots shall be not less than five-feet (5').  
13 Side yards on corner and reverse corner lots shall be not less than ten-feet  
14 (10') from the existing street line or from any future street line.
- 15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
16 setbacks. No other structural encroachments shall be permitted in the front,  
17 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
18 348.

19 In addition, the following development standard shall also apply:

- 20 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
21 percent (50%) for two story buildings.

22 (3) Except as provided above, all other zoning requirements shall be the same as those  
23 requirements identified in Article VI of Ordinance No. 348.

24 1. Planning Area 17.

25 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the same  
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
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1 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall  
2 not be permitted.

3 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall be  
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the  
5 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1),  
6 (2), and (4) shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with a maximum height of  
8 thirty-five feet (35').
- 9 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
11 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
12 straight line from the furthest point behind the right of way between curves.
- 13 C. The front yard shall not be less than eighteen-feet (18'), measured from the  
14 existing street line or from any future street line.
- 15 D. Side yards on interior and through lots shall not be less than five-feet (5').  
16 Side yards on corner and reverse corner lots shall not be less than ten-feet  
17 (10') from the existing street line or from any future street line.
- 18 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
19 setbacks. No other structural encroachments shall be permitted in the front,  
20 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
21 348.

22 In addition, the following development standards shall also apply:

- 23 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
24 \_\_\_\_\_ percent (40%) for two story buildings.
- 25 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
26 less than ten-feet (10') in width.  
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1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance No. 348.

3 m. Planning Area 19.

4 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 6.1.a.(2), (3), (5); Section 6.1.b.(1) and (3) shall not be permitted. In  
7 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

8 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be  
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
10 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
11 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 12 A. Building height shall not exceed two stories with a maximum height of  
13 thirty-five feet (35').
- 14 B. Lot area shall be not less than three thousand five hundred (3,500) square  
15 feet. The minimum lot area shall be determined by excluding that portion of  
16 a lot that is used solely for access to the portion of a lot used as a building  
17 site.
- 18 C. The minimum average width of that portion of a lot to be used as a building  
19 site shall be forty-feet (40') with a minimum average depth of eighty-feet  
20 (80'). That portion of a lot used for access on "flag" lots shall have a  
21 minimum width of twenty-feet (20').
- 22 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
23 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
24 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
25 straight line from the furthest point behind the right of way between curves.  
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- 1 E. The front yard shall be not less than ten-feet (10'), measured from the  
2 existing street line or from any future street line, whichever is nearer the  
3 proposed structure.
- 4 F. Side yards on interior and through lots shall be not less than five-feet (5').  
5 Where a zero lot line is used, the alternate side yard shall be not less than  
6 five-feet (5') in width. Side yards on corner and reverse corner lots shall be  
7 not less than ten-feet (10') from the existing street line or from any future  
8 street line.
- 9 G. Where the rear of a lot is adjacent to another residential lot or a street that is  
10 not used for access to the lot, the rear yard shall not be less than ten-feet  
11 (10').
- 12 H. Where the rear of a lot is adjacent to an alley or other similar type of access,  
13 the garage and any fence or wall shall be setback not less than three-feet  
14 (3'). The setback shall be measured from the top of curb within the alley or  
15 similar type of access.
- 16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
17 setbacks. No other structural encroachments shall be permitted in the front  
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
19 348.

20 In addition, the following development standard shall also apply.

- 21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
22 percent (50%) for two story buildings.

23 (3) Except as provided above, all other zoning requirements shall be the same as those  
24 requirements identified in Article VI of Ordinance No. 348.

25 n. Planning Area 25.

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1 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same  
2 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses  
3 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); Section 8.100.b.(1); and Section  
4 8.100.c.(1) shall not be permitted.

5 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be  
6 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those  
8 requirements identified in Article VIIIe of Ordinance No. 348.

9 o. Planning Area 26A.

10 (1) The uses permitted in Planning Area 26A of Specific Plan No. 293 shall be the  
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
12 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

13 (2) The development standards for Planning Area 26A of Specific Plan No. 293 shall  
14 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
15 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
16 Section 6.2.d. and Section 6.2.e.(1), (2) and (3) shall be deleted and replaced by the following:

- 17 A. Building height shall not exceed two stories with a maximum height of  
18 thirty-five feet (35'), unless cluster development subject to the development  
19 standards set forth below in subsection BB. is utilized.
- 20 B. Lot area shall be not less than forty thousand (40,000) square feet, unless  
21 cluster development subject to the development standards set forth below in  
22 subsection BB. is utilized. The minimum lot area shall be determined by  
23 excluding that portion of a lot that is used solely for access to the portion of  
24 a lot used as building site.
- 25 C. The minimum average width of that portion of a lot to be used as a building  
26 site shall be one hundred-feet (100'), with a minimum average depth of two  
27 hundred-feet (200') unless cluster development subject to the development

1 standards set forth below in subsection BB. is utilized. That portion of a lot  
2 used for access on "flag" lots shall have a minimum width of twenty-feet  
3 (20').

4 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots  
5 \_\_\_\_\_ fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-  
6 five feet (45') unless cluster development subject to the development  
7 standards set forth below in subsection BB. is utilized. Lot frontage along  
8 curvilinear streets shall be measured in a straight line from the furthest point  
9 behind the right of way between curves.

10 E. The front yard shall be not less than thirty-feet (30'), measured from the  
11 existing street line or from any future street line unless cluster development  
12 subject to the development standards set forth below in subsection BB. is  
13 utilized.

14 F. Side yards on interior and through lots shall be not less than twenty feet  
15 (20'), as measured from any structure unless cluster development subject to  
16 the development standards set forth below in subsection BB is utilized. Side  
17 yards on corner and reverse corner lots shall be not less than twenty-five  
18 feet (25') from the existing street line or from any future street line unless  
19 cluster development subject to the development standards set forth below in  
20 subsection BB. is utilized.

21 G. The rear yard shall not be less than twenty-feet (20') unless cluster  
22 development subject to the development standards set forth below in  
23 subsection BB.

24 In addition, the following standards shall also apply:

25 AA. No lot shall have more than twenty-five percent (25%) of its net buildable  
26 area covered by buildings or structures unless cluster development subject  
27 to the development standards set forth below in subsection BB is utilized.

1 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the  
2 development of subdivisions containing open areas that will be used for  
3 recreation purposes or will tend to preserve the rural atmosphere of the area.  
4 Therefore, when a cluster development design is utilized, the following  
5 development standards shall be applicable:

6 1. The height of single family dwellings shall not exceed thirty-five  
7 feet (35'). All other buildings and structures shall not exceed fifty-feet (50')  
8 in height, unless a height up to seventy-five feet (75') is specifically  
9 permitted under the provisions of Section 18.34 of Ordinance No. 348.

10 2. Lot area shall be not less than seven thousand two hundred (7,200)  
11 square feet. The minimum lot area shall be determined by excluding that  
12 portion of a lot that is used solely for access to the portion of a lot used as a  
13 building site.

14 3. The minimum average width of that portion of a lot to be used as a  
15 building site shall be sixty feet (60') with a minimum average depth of one  
16 hundred-feet (100'). That portion of a lot used for access on "flag" lots shall  
17 have a minimum width of twenty-feet (20').

18 4. The minimum frontage of a lot shall be sixty-feet (60'), except that  
19 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of  
20 thirty five feet (35'). Lot frontage along curvilinear streets shall be measured  
21 in a straight line from the furthest point behind the right of way between  
22 curves.

23 5. The front yard shall be not less than twenty-feet (20'), measured  
24 from the existing street line or from any future street line, whichever is  
25 nearer the proposed structure.

26 6. Side yards on interior and through lots shall be not less than ten  
27 percent (10%) of the width of the lot, but not less than three-feet (3') in  
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1 width in any event, and need not exceed a width of five-feet (5'). Side yards  
2 on corner and reverse corner lots shall be not less than ten-feet (10') from  
3 the existing street line or from any future street line, whichever is nearer the  
4 proposed structure, upon which the main building sides, except that where  
5 the lot is less than fifty feet (50') wide the yard need not exceed twenty  
6 percent (20%) of the width of the lot.

7 7. The rear yard shall be not less than ten-feet (10').

8 8. The minimum overall area for each dwelling unit, exclusive of the  
9 area set aside for street right of way, but including recreation and open  
10 space areas, shall be forty thousand (40,000) square feet.

11 9. Where a zero lot line design is utilized the alternate side yard shall  
12 not be less than ten-feet (10') in width.

13 (3) Except as provided above, all other zoning requirements shall be the same as those  
14 requirements identified in Article VI of Ordinance No. 348.

15 p. Planning Area 27.

16 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same  
17 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses  
18 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
19 not be permitted.

20 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be  
21 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
22 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section  
23 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

24 A. Building height shall not exceed two stories with a maximum height of  
25 forty feet (40').

26 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots  
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-

1 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
2 straight line from the furthest point behind the right of way between curves.

3 C. The front yard shall be not less than fifteen-feet (15'), measured from the  
4 existing street line or from any future street, whichever is nearer the  
5 proposed structure.

6 D. Side yards on interior and through lots shall be not less than five-feet (5').  
7 Side yards on corner and reverse corner lots shall be not less than ten-feet  
8 (10') from the existing street line or from any future street, whichever is  
9 nearer the proposed structure, upon which the main building sides.

10 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
11 setbacks. No other structural encroachments shall be permitted in the front,  
12 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
13 348.

14 (3) Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VI of Ordinance No. 348.

16 q. Planning Area 30.

17 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same  
18 as those uses permitted in Article ~~XIII~~VI, Section ~~13.16.1~~ of Ordinance No. 348, except that the  
19 uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section 6.1.d  
20 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also  
21 include libraries.

22 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be  
23 the same as those standards identified in Article ~~XIII~~VI, Section ~~13.26.2~~ of Ordinance No. 348,  
24 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1),  
25 (2), (3) and (4) shall be deleted and replaced by the following:-

26 A. Building height shall not exceed two stories with a maximum height of  
27 thirty-five feet (35').

1 B. Lot area shall be not less than six thousand (6,000) square feet. The  
2 minimum lot area shall be determined by excluding that portion of a lot that  
3 is used solely for access to the portion of a lot used as a building site.

4 C. The minimum average width of that portion of a lot to be used as a building  
5 site shall be fifty feet (50'), with a minimum average depth of ninety feet  
6 (90'). That portion of a lot used for access on "flag" lots shall have a  
7 minimum width of twenty feet (20').

8 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty  
10 feet (30'). Lot frontage along curvilinear streets may be measured at the  
11 building setback in accordance with zone development standards.

12 E. Minimum yard requirements are as follows:

13 1. The front yard shall be not less than 15 feet, measured from the  
14 existing street line or from any future street line as shown on any specific  
15 plan of highways, whichever is nearer the proposed structure.

16 2. Side yards on interior and through lots shall be not less than five feet  
17 (5'). Side yards on comer and reverse comer lots shall not be less than ten  
18 feet (10') from the existing street line or from any future street line as shown  
19 on any Specific Plan of Highways, whichever is nearer the proposed  
20 structure, upon which the main building sides.

21 3. The rear yard shall not be less than ten feet (10').

22 4. Fireplaces and roof eaves may encroach two feet (2') into side yard  
23 setbacks. No other structural encroachments shall be permitted in the front,  
24 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
25 348.

26 In addition, the following standards shall also apply:  
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1 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
2 percent (40%) for two story buildings.

3 BB. Where a zero lot line design is utilized, the alternate size yard shall not be  
4 less than ten feet (10') in width

5 (3) Except as provided above, all other zoning requirements shall be the same as those  
6 requirements identified in Article ~~XIII~~ VI of Ordinance No. 348.

7 r. Planning Area 34.

8 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the same  
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
10 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall  
11 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include  
12 public schools.

13 (2) The development standards for Planning Area 34 of Specific Plan No. 293 shall be  
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
15 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
16 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 17 A. Building height shall not exceed two stories with a maximum height of  
18 thirty-five feet (35').
- 19 B. Lot area shall be not less than five thousand (5,000) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a lot that  
21 is used solely for access to the portion of a lot used as a building site.
- 22 C. The minimum average width of that portion of a lot to be used as a building  
23 site shall be fifty-feet (50') with a minimum average depth of eighty-feet  
24 (80'). That portion of a lot used for access on "flag" lots shall have a  
25 minimum width of twenty-feet (20').
- 26 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-



1 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
2 straight line from the furthest point behind the right of way between curves.

3 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
4 existing street line or from any future street line.

5 F. Side yards on interior and through lots shall be not less than five-feet (5').  
6 Side yards on corner and reverse corner lots shall be not less than ten-feet  
7 (10') from the existing street line or from any future street line.

8 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
9 setbacks. No other structural encroachments shall be permitted in the front,  
10 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
11 348.

12 In addition, the following development standard shall also apply:

13 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
14 percent (50%) for two story buildings.

15 (3) Except as provided above, all other zoning, requirements shall be the same as those  
16 requirements identified in Article VI of Ordinance No. 348.

17 s. Planning Area 35.

18 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same  
19 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
20 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.(1) and (3), and Section 6.1.d. shall not  
21 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
22 libraries, day care centers, and churches.

23 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be  
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
25 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
26 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 1                   A.     Building height shall not exceed two stories with maximum height of thirty-  
2                   five feet (35').
- 3                   B.     Lot area shall be not less than five thousand (5,000) square feet. The  
4                   minimum lot area shall be determined by excluding that portion of a lot that  
5                   is used solely for access to the portion of a lot used as a building site.
- 6                   C.     The minimum average width of that portion of a lot to be used as a building  
7                   site shall be forty-feet (40'), with a minimum average depth of eighty-feet  
8                   (80'). That portion of a lot used for access on "flag" lots shall have a  
9                   minimum width of twenty-feet (20').
- 10                  D.     The minimum frontage of a lot shall be thirty-feet (30'), except that lots  
11                  fronting on knuckles or cul-de-sacs may have a minimum frontage of  
12                  twenty-two feet (22'). Lot frontage along curvilinear streets shall be  
13                  measured in a straight line from the furthest point behind the right of way  
14                  \_\_\_\_\_ between curves.
- 15                  E.     The front yard shall be not less than fifteen-feet (15'), measured from the  
16                  existing street line or from any future street line, whichever is nearer the  
17                  proposed structure.
- 18                  F.     Side yards on interior and through lots shall be not less than five-feet (5').  
19                  Side yards on corner and reverse corner lots shall be not less than ten-feet  
20                  (10') from the existing street line or from any future street line, whichever is  
21                  nearer the proposed structure, upon which the main building sides.
- 22                  G.     Fireplaces and roof eaves may encroach two-feet (2') into side yard  
23                  setbacks. No other structural encroachments shall be permitted in the front,  
24                  rear or side yard except as provided for in Section 18.19 of Ordinance No.  
25                  348.

26                  In addition, the following development standards shall also apply:  
27  
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1 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
2 percent (50%) for two story buildings.

3 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
4 less than ten feet (10') in width.

5 (3) Except as provided above, all other zoning requirements shall be the same as those  
6 requirements identified in Article VI of Ordinance No. 348.

7 t. Planning Areas 47B, 50D, 47C and 51.

8 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan No.  
9 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,  
10 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and  
11 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.  
12 shall also include libraries, day care centers and churches.

13 (2) The development standards for Planning Areas 47B, 50D, 47C and 51 of Specific  
14 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of  
15 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.;  
16 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with maximum height of thirty-  
18 five feet (35').

19 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
21 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
22 straight line from the furthest point behind the right of way between curves.

23 C. The front yard shall be not less than fifteen-feet (15'), measured from the  
24 existing street line or from any future street line, whichever is nearer the  
25 proposed structure.

26 D. Side yards on interior and through lots shall be not less than five-feet (5').  
27 Side yards on corner and reverse corner lots shall be not less than ten-feet  
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1 (10') from the existing street line or from any future street line whichever is  
2 nearer the proposed structure, upon which the main building sides.

3 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard  
4 setbacks. No other structural encroachments shall be permitted in the front,  
5 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
6 348.

7 In addition, the following development standard shall also apply:

8 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-  
9 five percent (35%) for two story buildings.

10 (3) Except as provided above, all other zoning requirements shall be the same as those  
11 requirements identified in Article VI of Ordinance No. 348.

12 u. Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

13 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of  
14 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, of Section 8.100  
15 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7)  
16 and Section 8.100.b.(1) shall not be permitted.

17 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B, and 59  
18 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section  
19 8.101 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those  
21 requirements identified in Article VIIIe of Ordinance No. 348.

22 v. Planning Areas 50A and 50B.

23 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall  
24 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
25 the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1), (3) and Section 6.1.d.  
26 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also  
27 include libraries, day care centers, and churches.

1           (2)    The development standards for Planning Areas 50A and 50B of Specific Plan No.  
2 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
3 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
4 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
5 following:

- 6           A.    Building height shall not exceed two stories with a maximum height of  
7 thirty-five feet (35').
- 8           B.    Lot area shall be not less than five thousand (5,000) square feet. The  
9 minimum lot area shall be determined by excluding that portion of a lot that  
10 is used solely for access to the portion of a lot used as a building site.
- 11          C.    The minimum average width of that portion of a lot to be used as a building  
12 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet  
13 (80'). That portion of a lot used for access on "flag" lots shall have a  
14 minimum width of twenty-feet (20').
- 15          D.    The minimum frontage of a lot shall be forty-feet (40'), except that lots  
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
17 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
18 \_\_\_\_\_ straight line from the furthest point behind the right of way between curves.
- 19          E.    The front yard shall not be less than fifteen-feet (15'), measured from the  
20 existing street line or from any future street line, whichever is nearer the  
21 proposed structure.
- 22          F.    Side yards on interior and through lots shall not be less than five-feet (5').  
23 Side yards on corner and reverse corner lots shall be not less than ten-feet  
24 (10') from the existing street line or from any future street line.
- 25          G.    Fireplaces and roof eaves may encroach two feet (2') into side yard  
26 setbacks. No other structural encroachments shall be permitted in the front,  
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1 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
2 348.

3 In addition, the following development standards shall also apply:

4 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
5 percent (50%) for two story buildings.

6 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
7 less than ten-feet (10') in width.

8 (3) Except as provided above, all other zoning requirements shall be the same as those  
9 requirements identified in Article VI of Ordinance No. 348.

10 w. Planning Area 50C.

11 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the  
12 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
13 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall  
14 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
15 libraries, day care centers, and churches.

16 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall  
17 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
18 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
19 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

20 A. Building height shall not exceed two stories with a maximum height of  
21 thirty-five feet (35').

22 B. Lot area shall be not less than four thousand five hundred (4,500) square  
23 feet. The minimum lot area shall be determined by excluding that portion of  
24 a lot that is used solely for access to the portion of a lot as a building site.

25 C. The minimum average width of that portion of a lot to be used as a building  
26 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet  
27

1 (80'). That portion of a lot used for access on "flag" lots shall have a  
2 minimum width of twenty-feet (20').

3 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
5 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
6 straight line from the furthest point behind the right of way between curves.

7 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
8 existing street line or from any future street line, whichever is nearer the  
9 proposed structure.

10 F. Side yards on interior and through lots shall be not less than five-feet (5').  
11 Side yards on corner and reverse corner lots shall be not less than ten-feet  
12 (10') from the existing street line or from any future street line.

13 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
14 setbacks. No other structural encroachments shall be permitted in the front,  
15 rear or side yard except as provided in Section 18.19 of Ordinance No. 348.

16 In addition, the following development standards shall also apply:

17 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
18 percent (50%) for two story buildings.

19 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
20 less than ten-feet (10') in width.

21 (3) Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VI of Ordinance No. 348.

23 x. Planning Area 52.

24 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the same  
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3), and Section 6.1.d. shall  
27

1 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
2 libraries, day care centers and churches.

3 (2) The development standards for Planning Area 52 of Specific Plan No. 293 shall be  
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
5 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section  
6 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with maximum height of thirty-  
8 five feet (35').
- 9 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
11 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
12 straight line from the furthest point behind the right of way between curves.
- 13 C. The front yard shall be not less than fifteen-feet (15'), measured from the  
14 existing street line or from any future street line, whichever is nearer the  
15 proposed structure.
- 16 D. Side yards on interior and through lots shall be not less than five-feet (5').  
17 Side yards on corner and reverse corner lots shall be not less than ten-feet  
18 (10') from the existing street line or from any future street line, whichever is  
19 nearer the proposed structure, upon which the main building sides.
- 20 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard  
21 setbacks. No other structural encroachments shall be permitted in the front,  
22 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
23 348.

24 In addition, the following development standard shall also apply:

- 25 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-  
26 five percent (35%) for two story buildings.



1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance No. 348.

3 y. Planning Area 52A.

4 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be the  
5 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
7 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
8 libraries and day care centers.

9 (2) The development standards for Planning Area 52A of Specific Plan No. 293 shall  
10 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
11 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
12 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 13 A. Building height shall not exceed two stories with a maximum height of  
14 thirty-five feet (35').
- 15 B. Lot area shall be not less than six thousand (6,000) square feet. The  
16 minimum lot area shall be determined by excluding that portion of a lot that  
17 is used solely for access to the portion of a lot used as a building site.
- 18 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
20 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
21 straight line from the furthest point behind the right of way between curves.
- 22 D. The front yard shall be not less than fifteen-feet (15'), measured from the  
23 existing street line. The front yard for homes configured with a side-entry  
24 garage shall not be less than ten (10') feet.
- 25 E. Side yards on interior and through lots shall be not less than five feet (5').  
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1 Side yards on corner and reverse corner lots shall be not less than ten feet  
2 (10') from the existing street line or from any future street line upon which  
3 the main building sides.

4 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
5 setbacks. No other structural encroachments shall be permitted in the front,  
6 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
7 348.

8 In addition, the following development standard shall also apply:

9 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
10 percent (50%) for two story buildings.

11 (3) Except as provided above, all other zoning requirements shall be the same as those  
12 requirements identified in Article VI of Ordinance No. 348.

13 z. Planning Area 58.

14 (1) The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the same  
15 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
16 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
17 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include  
18 public schools.

19 (2) The development standards for Planning Area 58 of Specific Plan No. 293 shall be  
20 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
21 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
22 Section 6.2.d. and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of  
24 thirty-five (35') feet.

25 B. Lot area shall be not less than four thousand (4,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that  
27 is used solely for access to the portion of a lot used as a building site.

- 1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be forty-feet (40') with a minimum average depth of eighty-feet  
3 (80'). That portion of a lot used for access on "flag" lots shall have a  
4 minimum width of twenty-feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
7 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than fifteen feet (15'), measured from the  
10 existing street line or from any future street line. The front yard for homes  
11 configured with a side-entry garage shall not be less than ten feet (10').
- 12 F. Except for zero lot line designs, side yards on interior and through lots shall  
13 be not less than five feet (5'). Where a zero lot line design is utilized, the  
14 alternate side yard shall not be less than ten feet (10') in width. Side yards  
15 on corner and reverse corner lots shall be not less than ten feet (10') from the  
16 existing street line upon which the main building sides.
- 17 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
18 setbacks. No other structural encroachments shall be permitted in the front,  
19 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
20 348.

21 In addition, the following development standards shall also apply:

- 22 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty  
23 percent (60%) for two story buildings.
- 24 BB. The length of driveways shall be between two feet (2') and three feet (3')  
25 or a minimum of eighteen feet (18'). Driveway lengths between three feet  
26 (3') and eighteen feet (18') are not permitted.
- 27

1 (3) Except as provided above, all other zoning, requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance No. 348.

3 aa. Planning Areas 60 and 61.

4 (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293 shall be  
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
6 uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.  
7 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also  
8 include libraries, day care centers, and churches.

9 (2) The development standards for Planning Areas 60 and 61 of Specific Plan No. 293  
10 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
11 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
12 Section 6.2.c.; Section 6.2.d., and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
13 following:

- 14 A. Building height shall not exceed two stories with a maximum height of  
15 thirty five feet (35').
- 16 B. Lot area shall be not less than four thousand (4,000) square feet. The  
17 minimum lot area shall be determined by excluding that portion of a lot that  
18 is used solely for access to the portion of a lot used as a building site.
- 19 C. The minimum average width of that portion of a lot to be used as a building  
20 site shall be forty feet (40'), with a minimum average depth of ninety-feet  
21 (90'). That portion of a lot used for access on "flag" lots shall have a  
22 minimum width of twenty feet (20').
- 23 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
25 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
26 straight line from the furthest point behind the right of way between the  
27 curves.

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- E. The front yard shall be not less than fifteen feet (15'), measured from the existing street line. Front yard for homes configured with a side-entry garage may be reduced to ten feet (10').
- F. Except for zero lot line designs, side yards on interior and through lots shall be not less than five-feet (5'). Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width. Side yards on corner and reverse corner lots shall not be less than ten feet (10') from the existing street line upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in' the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty percent (60%) for two story buildings.
- BB. The length of driveways shall be between two feet (2') and three feet (3') or a minimum of eighteen feet (18'). Driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM:  
~~October~~ Date: \_\_\_\_\_, 2016

By: \_\_\_\_\_  
~~Michelle Clack~~  
Deputy County Counsel

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ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:

"SECTION 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); Section 9.50.b.(5) and (7) shall not be permitted.

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

- A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 293 and comply with the conditions of approval for said specific plan.
- B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
  - i. the proposed lots including lot lines and proposed easements, if any;
  - ii. building footprints;

- iii. floor plan assignments;
- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location, and architectural designs;
- vi. buffers, if any.

C. A design manual which includes:

- i. a description of floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
  - (a) lot area and lot pad area,
  - (b) building footprint area,
  - (c) percentage of lot coverage,
  - (d) front setback,
  - (e) usable rear yard area and depth,
  - (f) building square-footage for commercial uses;
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) Except for congregate care residential facilities, the development standards within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

(4) The development standards for congregate care residential facilities shall be the same as those standards identified in Article XIXe of Ordinance No. 348.

(5) Nonsubstantial adjustments to an approved project's design are permitted subject to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section, "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations.



1 All other changes including changes in concept and product type shall be submitted for review in  
2 accordance with the provisions of Ordinance No. 460 governing minor changes and revised  
3 tentative maps.

4 (6) Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article IXd of Ordinance No. 348.

6 b. Planning Area 3.

7 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same  
8 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

9 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be  
10 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those  
12 requirements identified in Article XIa of Ordinance No. 348.

13 c. Planning Area 5.

14 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same  
15 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that  
16 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not  
17 be permitted.

18 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be  
19 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those  
21 requirements identified in Article XI of Ordinance No. 348.

22 d. Planning Areas 6, 22, 42, and 54A.

23 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293  
24 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except  
25 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

26 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan  
27 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.  
28 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article. IX of Ordinance No. 348.

3 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A.

4 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A of  
5 Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of  
6 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section  
7 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses  
8 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

9 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,  
10 and 47A of Specific Plan No. 293 shall be the same as those standards identified in Article VI,  
11 Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,  
12 Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) shall  
13 be deleted and replaced by the following:

- 14 A. Building height shall not exceed two stories with a maximum height of  
15 thirty-five feet (35').
- 16 B. Lot area shall be not less than six thousand (6,000) square feet. The  
17 minimum lot area shall be determined by excluding that portion of a lot that  
18 is used solely for access to the portion of a lot used as a building site.
- 19 C. The minimum average width of that portion of a lot to be used as a building  
20 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet  
21 (90'). That portion of a lot used for access on "flag" lots shall have a  
22 minimum width of twenty feet (20').
- 23 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
25 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
26 straight line from the furthest point behind the right of way between curves.
- 27 E. The front yard shall be not less than eighteen-feet (18'), measured from the  
28 existing street line or from any future street line, whichever is nearer the

1 proposed structure.

2 F. Side yards on interior and through lots shall be not less than five-feet (5').  
3 Side yards on corner and reverse corner lots shall not be less than ten-feet  
4 (10') from the existing street line or from any future street line.

5 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
6 setbacks. No other structural encroachments shall be permitted in the front,  
7 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
8 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
11 percent (40%) for two story buildings.

12 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
13 less than ten-feet (10') in width.

14 (3) Except as provided above, all other zoning requirements shall be the same as those  
15 requirements identified in Article VI of Ordinance No. 348.

16 f. Planning Areas 8A and 8B.

17 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be  
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
19 uses permitted pursuant to Section 6.1.a. (2) and (3), and Section 6.1.b.(1) and (3) shall not be  
20 permitted.

21 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293  
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
23 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
24 Section 6.2.c.; and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

25 A. Building height shall not exceed two stories with a maximum height of  
26 forty-feet (40').

27 B. Lot area shall be not less than three thousand nine hundred (3,900) square  
28 feet. The minimum lot area shall be determined by excluding that portion of

1 a lot that is used solely for access to the portion of a lot used as a building  
2 site.

3 C. The minimum average width of that portion of a lot to be used as a building  
4 site shall be forty-feet (40'), with a minimum average depth of eighty-feet  
5 (80').

6 D. The front yard shall be not less than fifteen-feet (15'), measured from the  
7 existing street line or from any future street line, whichever is nearer the  
8 proposed structure. Garages shall be setback a minimum of twenty-feet (20')  
9 from any future street line whichever is nearer the proposed structure.

10 E. Side yards on interior and through lots shall not be less than five-feet (5').  
11 Side yards on corner and reverse corner lots shall be not less than eight-feet  
12 (8') from the existing street line or from any future street line.

13 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
14 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No  
15 other structural encroachments shall be permitted in the front, rear or side  
16 yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standards shall also apply:

18 AA. Lot coverage shall not exceed seventy percent (70%).

19 BB. Where a zero lot line design is utilized, the alternate side yards shall not be  
20 less than ten-feet (10') in width.

21 CC. The minimum private yard area shall be not less than two hundred fifty  
22 (250) square feet per dwelling unit, including a minimum twelve-feet (12')  
23 by fifteen-feet (15') open area void of any obstructions or building  
24 encroachments.

25 (3) Except as provided above, all other zoning requirements shall be the same as those  
26 requirements identified in Article VI of Ordinance No. 348.

27 g. Planning Areas 9A, 9B, and 15.

28 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293

1 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
2 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be  
3 permitted.

4 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.  
5 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
6 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
7 Section 6.2.c.; and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 8 A. Building height shall not exceed two stories with a maximum height of  
9 forty-feet (40').
- 10 B. Lot area shall be not less than three thousand (3,000) square feet. The  
11 minimum lot area shall be determined by excluding that portion of a lot that  
12 is used solely for access to the portion of a lot used as a building site.
- 13 C. The minimum average width of that portion of a lot to be used as a building  
14 site shall be forty-feet (40'), with a minimum average depth of seventy-five  
15 feet (75').
- 16 D. The front yard shall be not less than twelve-feet (12'), measured from the  
17 existing street line or from any future street line, whichever is nearer the  
18 proposed structure.
- 19 E. Side yards on interior and through lots shall not be less than five-feet (5').  
20 Side yards on corner and reverse corner lots shall be not less than eight-feet  
21 (8') from the existing street line or from any future street line.
- 22 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
23 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No  
24 other structural encroachments shall be permitted in the front, rear or side  
25 yard except as provided for in Section 18.19 of Ordinance No. 348.

26 In addition, the following development standards shall also apply:

- 27 AA. Lot coverage shall not exceed eighty percent (80%).
- 28 BB. Where a zero lot line design is utilized, the alternate side yard shall not be

1 less than ten-feet (10') in width.

2 CC. The minimum private yard area shall be not less than two hundred (200)  
3 square feet, including a minimum ten-feet (10') by twelve-feet (12') open  
4 area void of any obstructions or building encroachments.

5 DD. The minimum garage setback from an alley drive is three-feet (3'). A garage  
6 cannot be setback from an alley drive greater than five-feet (5'), unless it  
7 exceeds eighteen-feet (18 ').

8 (3) Except as provided above, all other zoning requirements shall be the same as those  
9 requirements identified in Article VI of Ordinance No. 348.

10 h. Planning Areas 10A and 10B.

11 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293 shall  
12 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except  
13 that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9);  
14 Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses  
15 identified under Section 8.100.a. shall also include green belts and open space.

16 (2) The development standards for Planning Areas 10A and 10B of Specific Plan No.  
17 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
18 No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those  
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

22 (1) The uses permitted in Planning Areas 18, 38A, 38B, 39, 43, 53, and 57 of Specific  
23 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance  
24 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In  
25 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial  
26 community association recreation and assembly buildings and facilities, libraries, daycare centers,  
27 and churches.

28 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and

1 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section  
2 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section  
3 8.2.d shall be deleted and replaced by the following:

4 A. No lot shall have more than eighty percent (80%) of its net area covered  
5 with buildings or structures.

6 (3) Except as provided above, all other zoning requirements shall be the same as those  
7 requirements identified in Article VIII of Ordinance No. 348.

8 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

9 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of  
10 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
11 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and Section 8.100.b.(1)  
12 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
13 include public parks and playgrounds.

14 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and  
15 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,  
16 Section 8.101 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as those  
18 requirements identified in Article VIIIe of Ordinance No. 348.

19 k. Planning Areas 12, 36 and 56.

20 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall  
21 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
22 the uses permitted pursuant Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.  
23 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also  
24 include public schools.

25 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.  
26 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
27 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
28 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the

1 following:

- 2 A. Building height shall not exceed two stories with a maximum height of  
3 thirty-five feet (35').
- 4 B. Lot area shall be not less than four thousand five hundred (4,500) square  
5 feet. The minimum lot area shall be determined by excluding that portion of  
6 a lot that is used solely for access to the portion of a lot used as a building  
7 site.
- 8 C. The minimum average width of that portion of a lot to be used as a building  
9 site shall be fifty-feet (50') with a minimum average depth of eighty-feet  
10 (80'). That portion of a lot used for access on "flag" lots shall have a  
11 minimum width of twenty-feet (20').
- 12 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
14 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
15 straight line from the furthest point behind the right of way between curves.
- 16 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
17 existing street line or from any future street line, whichever is nearer the  
18 proposed structure.
- 19 F. Side yards on interior and through lots shall be not less than five-feet (5').  
20 Side yards on corner and reverse corner lots shall be not less than ten-feet  
21 (10') from the existing street line or from any future street line.
- 22 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
23 setbacks. No other structural encroachments shall be permitted in the front,  
24 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
25 348.

26 In addition, the following development standard shall also apply:

- 27 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
28 percent (50%) for two story buildings.



1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance No. 348.

3 1. Planning Area 17.

4 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall  
7 not be permitted.

8 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall be  
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the  
10 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1),  
11 (2), and (4) shall be deleted and replaced by the following:

- 12 A. Building height shall not exceed two stories with a maximum height of  
13 thirty-five feet (35').
- 14 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
16 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
17 straight line from the furthest point behind the right of way between curves.
- 18 C. The front yard shall not be less than eighteen-feet (18'), measured from the  
19 existing street line or from any future street line.
- 20 D. Side yards on interior and through lots shall not be less than five-feet (5').  
21 Side yards on corner and reverse corner lots shall not be less than ten-feet  
22 (10') from the existing street line or from any future street line.
- 23 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
24 setbacks. No other structural encroachments shall be permitted in the front,  
25 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
26 348.

27 In addition, the following development standards shall also apply:

- 28 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty

1 percent (40%) for two story buildings.

2 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
3 less than ten-feet (10') in width.

4 (3) Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article VI of Ordinance No. 348.

6 m. Planning Area 19.

7 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 6.1.a.(2), (3), (5); Section 6.1.b.(1) and (3) shall not be permitted. In  
10 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

11 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be  
12 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
13 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
14 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 15 A. Building height shall not exceed two stories with a maximum height of  
16 thirty-five feet (35').
- 17 B. Lot area shall be not less than three thousand five hundred (3,500) square  
18 feet. The minimum lot area shall be determined by excluding that portion of  
19 a lot that is used solely for access to the portion of a lot used as a building  
20 site.
- 21 C. The minimum average width of that portion of a lot to be used as a building  
22 site shall be forty-feet (40') with a minimum average depth of eighty-feet  
23 (80'). That portion of a lot used for access on "flag" lots shall have a  
24 minimum width of twenty-feet (20').
- 25 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
27 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
28 straight line from the furthest point behind the right of way between curves.

- 1 E. The front yard shall be not less than ten-feet (10'), measured from the  
2 existing street line or from any future street line, whichever is nearer the  
3 proposed structure.
- 4 F. Side yards on interior and through lots shall be not less than five-feet (5').  
5 Where a zero lot line is used, the alternate side yard shall be not less than  
6 five-feet (5') in width. Side yards on corner and reverse corner lots shall be  
7 not less than ten-feet (10') from the existing street line or from any future  
8 street line.
- 9 G. Where the rear of a lot is adjacent to another residential lot or a street that is  
10 not used for access to the lot, the rear yard shall not be less than ten-feet  
11 (10').
- 12 H. Where the rear of a lot is adjacent to an alley or other similar type of access,  
13 the garage and any fence or wall shall be setback not less than three-feet  
14 (3'). The setback shall be measured from the top of curb within the alley or  
15 similar type of access.
- 16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
17 setbacks. No other structural encroachments shall be permitted in the front  
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
19 348.

20 In addition, the following development standard shall also apply.

- 21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
22 percent (50%) for two story buildings.

23 (3) Except as provided above, all other zoning requirements shall be the same as those  
24 requirements identified in Article VI of Ordinance No. 348.

25 n. Planning Area 25.

26 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same  
27 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses  
28 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); Section 8.100.b.(1); and Section

1 8.100.c.(1) shall not be permitted.

2 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be  
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article VIIIe of Ordinance No. 348.

6 o. Planning Area 26A.

7 (1) The uses permitted in Planning Area 26A of Specific Plan No. 293 shall be the  
8 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses  
9 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

10 (2) The development standards for Planning Area 26A of Specific Plan No. 293 shall  
11 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
12 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
13 Section 6.2.d. and Section 6.2.e.(1), (2) and (3) shall be deleted and replaced by the following:

- 14 A. Building height shall not exceed two stories with a maximum height of  
15 thirty-five feet (35'), unless cluster development subject to the development  
16 standards set forth below in subsection BB. is utilized.
- 17 B. Lot area shall be not less than forty thousand (40,000) square feet, unless  
18 cluster development subject to the development standards set forth below in  
19 subsection BB. is utilized. The minimum lot area shall be determined by  
20 excluding that portion of a lot that is used solely for access to the portion of  
21 a lot used as building site.
- 22 C. The minimum average width of that portion of a lot to be used as a building  
23 site shall be one hundred-feet (100'), with a minimum average depth of two  
24 hundred-feet (200') unless cluster development subject to the development  
25 standards set forth below in subsection BB. is utilized. That portion of a lot  
26 used for access on "flag" lots shall have a minimum width of twenty-feet  
27 (20').
- 28 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-  
2 five feet (45') unless cluster development subject to the development  
3 standards set forth below in subsection BB. is utilized. Lot frontage along  
4 curvilinear streets shall be measured in a straight line from the furthest point  
5 behind the right of way between curves.

6 E. The front yard shall be not less than thirty-feet (30'), measured from the  
7 existing street line or from any future street line unless cluster development  
8 subject to the development standards set forth below in subsection BB. is  
9 utilized.

10 F. Side yards on interior and through lots shall be not less than twenty feet  
11 (20'), as measured from any structure unless cluster development subject to  
12 the development standards set forth below in subsection BB is utilized. Side  
13 yards on corner and reverse corner lots shall be not less than twenty-five  
14 feet (25') from the existing street line or from any future street line unless  
15 cluster development subject to the development standards set forth below in  
16 subsection BB. is utilized.

17 G. The rear yard shall not be less than twenty-feet (20') unless cluster  
18 development subject to the development standards set forth below in  
19 subsection BB.

20 In addition, the following standards shall also apply:

21 AA. No lot shall have more than twenty-five percent (25%) of its net buildable  
22 area covered by buildings or structures unless cluster development subject  
23 to the development standards set forth below in subsection BB is utilized.

24 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the  
25 development of subdivisions containing open areas that will be used for  
26 recreation purposes or will tend to preserve the rural atmosphere of the area.  
27 Therefore, when a cluster development design is utilized, the following  
28 development standards shall be applicable:

1           1.       The height of single family dwellings shall not exceed thirty-five  
2 feet (35'). All other buildings and structures shall not exceed fifty-feet (50')  
3 in height, unless a height up to seventy-five feet (75') is specifically  
4 permitted under the provisions of Section 18.34 of Ordinance No. 348.

5           2.       Lot area shall be not less than seven thousand two hundred (7,200)  
6 square feet. The minimum lot area shall be determined by excluding that  
7 portion of a lot that is used solely for access to the portion of a lot used as a  
8 building site.

9           3.       The minimum average width of that portion of a lot to be used as a  
10 building site shall be sixty feet (60') with a minimum average depth of one  
11 hundred-feet (100'). That portion of a lot used for access on "flag" lots shall  
12 have a minimum width of twenty-feet (20').

13           4.       The minimum frontage of a lot shall be sixty-feet (60'), except that  
14 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of  
15 thirty five feet (35'). Lot frontage along curvilinear streets shall be measured  
16 in a straight line from the furthest point behind the right of way between  
17 curves.

18           5.       The front yard shall be not less than twenty-feet (20'), measured  
19 from the existing street line or from any future street line, whichever is  
20 nearer the proposed structure.

21           6.       Side yards on interior and through lots shall be not less than ten  
22 percent (10%) of the width of the lot, but not less than three-feet (3') in  
23 width in any event, and need not exceed a width of five-feet (5'). Side yards  
24 on corner and reverse corner lots shall be not less than ten-feet (10') from  
25 the existing street line or from any future street line, whichever is nearer the  
26 proposed structure, upon which the main building sides, except that where  
27 the lot is less than fifty feet (50') wide the yard need not exceed twenty  
28 percent (20%) of the width of the lot.

1                   7.       The rear yard shall be not less than ten-feet (10').

2                   8.       The minimum overall area for each dwelling unit, exclusive of the  
3                   area set aside for street right of way, but including recreation and open  
4                   space areas, shall be forty thousand (40,000) square feet.

5                   9.       Where a zero lot line design is utilized the alternate side yard shall  
6                   not be less than ten-feet (10') in width.

7                   (3)       Except as provided above, all other zoning requirements shall be the same as those  
8                   requirements identified in Article VI of Ordinance No. 348.

9                   p.       Planning Area 27.

10                  (1)       The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same  
11                  as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses  
12                  permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
13                  not be permitted.

14                  (2)       The development standards for Planning Area 27 of Specific Plan No. 293 shall be  
15                  the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
16                  the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section  
17                  6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 18                   A.       Building height shall not exceed two stories with a maximum height of  
19                   forty feet (40').
- 20                   B.       The minimum frontage of a lot shall be fifty-feet (50'), except that lots  
21                   fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
22                   feet (30'). Lot frontage along curvilinear streets shall be measured in a  
23                   straight line from the furthest point behind the right of way between curves.
- 24                   C.       The front yard shall be not less than fifteen-feet (15'), measured from the  
25                   existing street line or from any future street, whichever is nearer the  
26                   proposed structure.
- 27                   D.       Side yards on interior and through lots shall be not less than five-feet (5').  
28                   Side yards on corner and reverse corner lots shall be not less than ten-feet

(10') from the existing street line or from any future street, whichever is nearer the proposed structure, upon which the main building sides.

E. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in Section 18.19 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

q. Planning Area 30.

(1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section 6.1.d shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries.

(2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

- A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').
- B. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- C. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- D. The minimum frontage of a lot shall be forty feet (40'), except that lots



1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty  
2 feet (30'). Lot frontage along curvilinear streets may be measured at the  
3 building setback in accordance with zone development standards.

4 E. Minimum yard requirements are as follows:

5 1. The front yard shall be not less than 15 feet, measured from the  
6 existing street line or from any future street line as shown on any specific  
7 plan of highways, whichever is nearer the proposed structure. 2. Side  
8 yards on interior and through lots shall be not less than five feet (5'). Side  
9 yards on corner and reverse corner lots shall not be less than ten feet (10')  
10 from the existing street line or from any future street line as shown on any  
11 Specific Plan of Highways, whichever is nearer the proposed structure,  
12 upon which the main building sides.

13 3. The rear yard shall not be less than ten feet (10').

14 4. Fireplaces and roof eaves may encroach two feet (2') into side yard  
15 setbacks. No other structural encroachments shall be permitted in the front,  
16 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
17 348.

18 In addition, the following standards shall also apply:

19 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
20 percent (40%) for two story buildings.

21 BB. Where a zero lot line design is utilized, the alternate size yard shall not be  
22 less than ten feet (10') in width

23 (3) Except as provided above, all other zoning requirements shall be the same as those  
24 requirements identified in Article VI of Ordinance No. 348.

25 r. Planning Area 34.

26 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the same  
27 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
28 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall

1 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include  
2 public schools.

3 (2) The development standards for Planning Area 34 of Specific Plan No. 293 shall be  
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
5 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
6 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with a maximum height of  
8 thirty-five feet (35').
- 9 B. Lot area shall be not less than five thousand (5,000) square feet. The  
10 minimum lot area shall be determined by excluding that portion of a lot that  
11 is used solely for access to the portion of a lot used as a building site.
- 12 C. The minimum average width of that portion of a lot to be used as a building  
13 site shall be fifty-feet (50') with a minimum average depth of eighty-feet  
14 (80'). That portion of a lot used for access on "flag" lots shall have a  
15 minimum width of twenty-feet (20').
- 16 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
18 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
19 straight line from the furthest point behind the right of way between curves.
- 20 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
21 existing street line or from any future street line.
- 22 F. Side yards on interior and through lots shall be not less than five-feet (5').  
23 Side yards on corner and reverse corner lots shall be not less than ten-feet  
24 (10') from the existing street line or from any future street line.
- 25 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
26 setbacks. No other structural encroachments shall be permitted in the front,  
27 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
28 348.

1 In addition, the following development standard shall also apply:

2 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
3 percent (50%) for two story buildings.

4 (3) Except as provided above, all other zoning, requirements shall be the same as those  
5 requirements identified in Article VI of Ordinance No. 348.

6 s. Planning Area 35.

7 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.(1) and (3), and Section 6.1.d. shall not  
10 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
11 libraries, day care centers, and churches.

12 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be  
13 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
14 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
15 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

16 A. Building height shall not exceed two stories with maximum height of thirty-  
17 five feet (35').

18 B. Lot area shall be not less than five thousand (5,000) square feet. The  
19 minimum lot area shall be determined by excluding that portion of a lot that  
20 is used solely for access to the portion of a lot used as a building site.

21 C. The minimum average width of that portion of a lot to be used as a building  
22 site shall be forty-feet (40'), with a minimum average depth of eighty-feet  
23 (80'). That portion of a lot used for access on "flag" lots shall have a  
24 minimum width of twenty-feet (20').

25 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots  
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
27 twenty-two feet (22'). Lot frontage along curvilinear streets shall be  
28 measured in a straight line from the furthest point behind the right of way

1 between curves.

2 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
3 existing street line or from any future street line, whichever is nearer the  
4 proposed structure.

5 F. Side yards on interior and through lots shall be not less than five-feet (5').  
6 Side yards on corner and reverse corner lots shall be not less than ten-feet  
7 (10') from the existing street line or from any future street line, whichever is  
8 nearer the proposed structure, upon which the main building sides.

9 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
10 setbacks. No other structural encroachments shall be permitted in the front,  
11 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
12 348.

13 In addition, the following development standards shall also apply:

14 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
15 percent (50%) for two story buildings.

16 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
17 less than ten feet (10') in width.

18 (3) Except as provided above, all other zoning, requirements shall be the same as those  
19 requirements identified in Article VI of Ordinance No. 348.

20 t. Planning Areas 47B, 50D, 47C and 51.

21 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan No.  
22 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,  
23 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and  
24 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.  
25 shall also include libraries, day care centers and churches.

26 (2) The development standards for Planning Areas 47B, 50D, 47C and 51 of Specific  
27 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of  
28 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.;

1 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 2 A. Building height shall not exceed two stories with maximum height of thirty-
- 3 five feet (35').
- 4 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
- 5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
- 6 feet (30'). Lot frontage along curvilinear streets shall be measured in a
- 7 straight line from the furthest point behind the right of way between curves.
- 8 C. The front yard shall be not less than fifteen-feet (15'), measured from the
- 9 existing street line or from any future street line, whichever is nearer the
- 10 proposed structure.
- 11 D. Side yards on interior and through lots shall be not less than five-feet (5').
- 12 Side yards on corner and reverse corner lots shall be not less than ten-feet
- 13 (10') from the existing street line or from any future street line whichever is
- 14 nearer the proposed structure, upon which the main building sides.
- 15 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
- 16 setbacks. No other structural encroachments shall be permitted in the front,
- 17 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
- 18 348.

19 In addition, the following development standard shall also apply:

- 20 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-
- 21 five percent (35%) for two story buildings.

22 (3) Except as provided above, all other zoning requirements shall be the same as those

23 requirements identified in Article VI of Ordinance No. 348.

24 u. Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

25 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of

26 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, of Section 8.100

27 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7)

28 and Section 8.100.b.(1) shall not be permitted.

1 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B, and 59  
2 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section  
3 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article VIIIe of Ordinance No. 348.

6 v. Planning Areas 50A and 50B.

7 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall  
8 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
9 the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1), (3) and Section 6.1.d.  
10 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also  
11 include libraries, day care centers, and churches.

12 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.  
13 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
14 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
15 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
16 following:

- 17 A. Building height shall not exceed two stories with a maximum height of  
18 thirty-five feet (35').
- 19 B. Lot area shall be not less than five thousand (5,000) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a lot that  
21 is used solely for access to the portion of a lot used as a building site.
- 22 C. The minimum average width of that portion of a lot to be used as a building  
23 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet  
24 (80'). That portion of a lot used for access on "flag" lots shall have a  
25 minimum width of twenty-feet (20').
- 26 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
28 five feet (35'). Lot frontage along curvilinear streets shall be measured in a

1 straight line from the furthest point behind the right of way between curves.

2 E. The front yard shall not be less than fifteen-feet (15'), measured from the  
3 existing street line or from any future street line, whichever is nearer the  
4 proposed structure.

5 F. Side yards on interior and through lots shall not be less than five-feet (5').  
6 Side yards on corner and reverse corner lots shall be not less than ten-feet  
7 (10') from the existing street line or from any future street line.

8 G. Fireplaces and roof eaves may encroach two feet (2') into side yard  
9 setbacks. No other structural encroachments shall be permitted in the front,  
10 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
11 348.

12 In addition, the following development standards shall also apply:

13 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
14 percent (50%) for two story buildings.

15 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
16 less than ten-feet (10') in width.

17 (3) Except as provided above, all other zoning requirements shall be the same as those  
18 requirements identified in Article VI of Ordinance No. 348.

19 w. Planning Area 50C.

20 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the  
21 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
22 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall  
23 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
24 libraries, day care centers, and churches.

25 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall  
26 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
27 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
28 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 1 A. Building height shall not exceed two stories with a maximum height of  
2 thirty-five feet (35').
- 3 B. Lot area shall be not less than four thousand five hundred (4,500) square  
4 feet. The minimum lot area shall be determined by excluding that portion of  
5 a lot that is used solely for access to the portion of a lot as a building site.
- 6 C. The minimum average width of that portion of a lot to be used as a building  
7 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet  
8 (80'). That portion of a lot used for access on "flag" lots shall have a  
9 minimum width of twenty-feet (20').
- 10 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
12 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
13 straight line from the furthest point behind the right of way between curves.
- 14 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
15 existing street line or from any future street line, whichever is nearer the  
16 proposed structure.
- 17 F. Side yards on interior and through lots shall be not less than five-feet (5').  
18 Side yards on corner and reverse corner lots shall be not less than ten-feet  
19 (10') from the existing street line or from any future street line.
- 20 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
21 setbacks. No other structural encroachments shall be permitted in the front,  
22 rear or side yard except as provided in Section 18.19 of Ordinance No. 348.

23 In addition, the following development standards shall also apply:

- 24 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
25 percent (50%) for two story buildings.
- 26 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
27 less than ten-feet (10') in width.
- 28 (3) Except as provided above, all other zoning requirements shall be the same as those



1 requirements identified in Article VI of Ordinance No. 348.

2 x. Planning Area 52.

3 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the same  
4 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
5 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3), and Section 6.1.d. shall  
6 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
7 libraries, day care centers and churches.

8 (2) The development standards for Planning Area 52 of Specific Plan No. 293 shall be  
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
10 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section  
11 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 12 A. Building height shall not exceed two stories with maximum height of thirty-  
13 five feet (35').
- 14 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
16 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
17 straight line from the furthest point behind the right of way between curves.
- 18 C. The front yard shall be not less than fifteen-feet (15'), measured from the  
19 existing street line or from any future street line, whichever is nearer the  
20 proposed structure.
- 21 D. Side yards on interior and through lots shall be not less than five-feet (5').  
22 Side yards on corner and reverse corner lots shall be not less than ten-feet  
23 (10') from the existing street line or from any future street line, whichever is  
24 nearer the proposed structure, upon which the main building sides.
- 25 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard  
26 setbacks. No other structural encroachments shall be permitted in the front,  
27 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
28 348.

1 In addition, the following development standard shall also apply:

2 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-  
3 five percent (35%) for two story buildings.

4 (3) Except as provided above, all other zoning requirements shall be the same as those  
5 requirements identified in Article VI of Ordinance No. 348.

6 y. Planning Area 52A.

7 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be the  
8 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
10 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
11 libraries and day care centers.

12 (2) The development standards for Planning Area 52A of Specific Plan No. 293 shall  
13 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
14 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
15 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 16 A. Building height shall not exceed two stories with a maximum height of  
17 thirty-five feet (35').
- 18 B. Lot area shall be not less than six thousand (6,000) square feet. The  
19 minimum lot area shall be determined by excluding that portion of a lot that  
20 is used solely for access to the portion of a lot used as a building site.
- 21 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
23 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
24 straight line from the furthest point behind the right of way between curves.
- 25 D. The front yard shall be not less than fifteen-feet (15'), measured from the  
26 existing street line. The front yard for homes configured with a side-entry  
27 garage shall not be less than ten (10') feet.
- 28 E. Side yards on interior and through lots shall be not less than five feet (5').

1 Side yards on corner and reverse corner lots shall be not less than ten feet  
2 (10') from the existing street line or from any future street line upon which  
3 the main building sides.

4 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
5 setbacks. No other structural encroachments shall be permitted in the front,  
6 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
7 348.

8 In addition, the following development standard shall also apply:

9 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
10 percent (50%) for two story buildings.

11 (3) Except as provided above, all other zoning requirements shall be the same as those  
12 requirements identified in Article VI of Ordinance No. 348.

13 z. Planning Area 58.

14 (1) The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the same  
15 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
16 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
17 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include  
18 public schools.

19 (2) The development standards for Planning Area 58 of Specific Plan No. 293 shall be  
20 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
21 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
22 Section 6.2.d. and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of  
24 thirty-five (35') feet.

25 B. Lot area shall be not less than four thousand (4,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that  
27 is used solely for access to the portion of a lot used as a building site.

28 C. The minimum average width of that portion of a lot to be used as a building

1 site shall be forty-feet (40') with a minimum average depth of eighty-feet  
2 (80'). That portion of a lot used for access on "flag" lots shall have a  
3 minimum width of twenty-feet (20').

4 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
6 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
7 straight line from the furthest point behind the right of way between curves.

8 E. The front yard shall be not less than fifteen feet (15'), measured from the  
9 existing street line or from any future street line. The front yard for homes  
10 configured with a side-entry garage shall not be less than ten feet (10').

11 F. Except for zero lot line designs, side yards on interior and through lots shall  
12 be not less than five feet (5'). Where a zero lot line design is utilized, the  
13 alternate side yard shall not be less than ten feet (10') in width. Side yards  
14 on corner and reverse corner lots shall be not less than ten feet (10') from the  
15 existing street line upon which the main building sides.

16 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
17 setbacks. No other structural encroachments shall be permitted in the front,  
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
19 348.

20 In addition, the following development standards shall also apply:

21 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty  
22 percent (60%) for two story buildings.

23 BB. The length of driveways shall be between two feet (2') and three feet (3')  
24 or a minimum of eighteen feet (18'). Driveway lengths between three feet  
25 (3') and eighteen feet (18') are not permitted.

26 (3) Except as provided above, all other zoning, requirements shall be the same as those  
27 requirements identified in Article VI of Ordinance No. 348.

28 aa. Planning Areas 60 and 61.

1           (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293 shall be  
2 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
3 uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.  
4 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also  
5 include libraries, day care centers, and churches.

6           (2) The development standards for Planning Areas 60 and 61 of Specific Plan No. 293  
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
8 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
9 Section 6.2.c.; Section 6.2.d., and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
10 following:

- 11           A. Building height shall not exceed two stories with a maximum height of  
12 thirty five feet (35').
- 13           B. Lot area shall be not less than four thousand (4,000) square feet. The  
14 minimum lot area shall be determined by excluding that portion of a lot that  
15 is used solely for access to the portion of a lot used as a building site.
- 16           C. The minimum average width of that portion of a lot to be used as a building  
17 site shall be forty feet (40'), with a minimum average depth of ninety-feet  
18 (90'). That portion of a lot used for access on "flag" lots shall have a  
19 minimum width of twenty feet (20').
- 20           D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
22 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
23 straight line from the furthest point behind the right of way between the  
24 curves.
- 25           E. The front yard shall be not less than fifteen feet (15'), measured from the  
26 existing street line. Front yard for homes configured with a side-entry  
27 garage may be reduced to ten feet (10').
- 28           F. Except for zero lot line designs, side yards on interior and through lots shall

1 be not less than five-feet (5'). Where a zero lot line design is utilized, the  
2 alternate side yard shall not be less than ten feet (10') in width. Side yards  
3 on corner and reverse corner lots shall not be less than ten feet (10') from  
4 the existing street line upon which the main building sides.

5 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
6 setbacks. No other structural encroachments shall be permitted in' the front,  
7 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
8 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty  
11 percent (60%) for two story buildings.

12 BB. The length of driveways shall be between two feet (2') and three feet (3') or  
13 a minimum of eighteen feet (18').Driveway lengths between three feet (3')  
14 and eighteen feet (18') are not permitted.

15 (3) Except as provided above, all other zoning requirements shall be the same as those  
16 requirements identified in Article VI of Ordinance No. 348.

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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By \_\_\_\_\_  
Chairman, Board of Supervisors

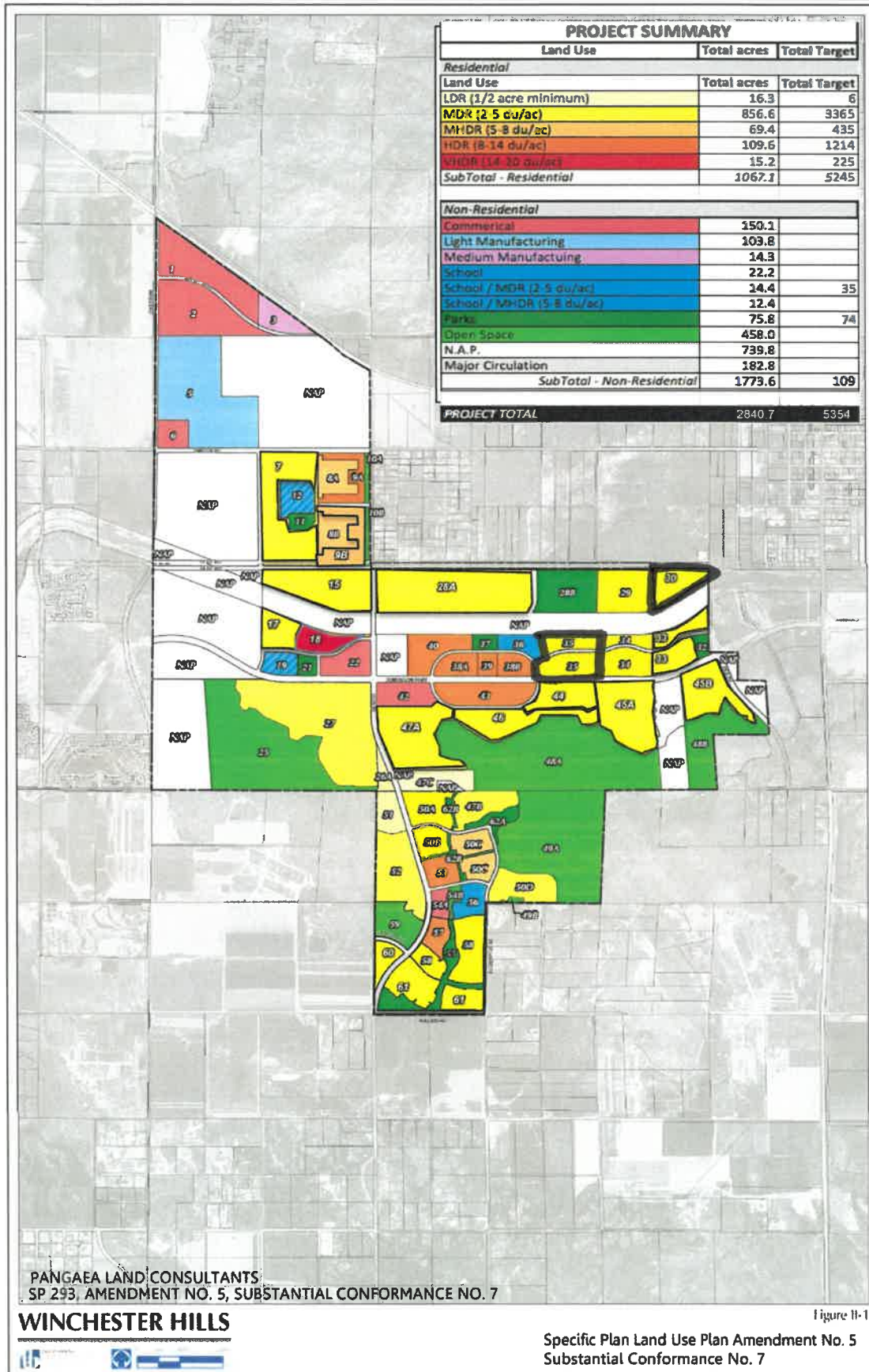
ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM:  
Date:

By: \_\_\_\_\_  
Deputy County Counsel



PANGAEA LAND CONSULTANTS  
 SP 293, AMENDMENT NO. 5, SUBSTANTIAL CONFORMANCE NO. 7

**WINCHESTER HILLS**



Figure II-1

Specific Plan Land Use Plan Amendment No. 5  
 Substantial Conformance No. 7



## 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. 2000003 – No New Environmental Document Required – EIR380 – Applicant:** County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres – **REQUEST: Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **MARCH 18, 2020**  
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](mailto: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 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 04, 2020,

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

APN (s) or case numbers CZ2000003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

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

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

CZ200003 ( 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... 3/3/2020 4:12:32 PM

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461190072  
COPPER SKYE  
427 S CEDROS AVE NO 201  
SOLANA BEACH CA 92075

461190083  
SR CONESTOGA  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

461200034  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

461220009  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET STREET  
RIVERSIDE CA 92501

461220031  
REGENT WINCHESTER  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

461230001  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

461231007  
MANNY FORTES  
PO BOX 503774  
SAN DIEGO CA 92150

461231008  
EKKO R. DEPRIEST  
29176 AUBREY CIR  
WINCHESTER CA 92596

461231009  
JONATHAN STEVEN WOOD  
29188 AUBREY CIR  
WINCHESTER CA 92596

461231010  
BONNIE ELAINE PIERCE  
29181 AUBREY CIR  
WINCHESTER CA 92596

461231011  
EDGAR COLON  
29169 AUBREY CIR  
WINCHESTER CA 92596

461231012  
JEANINE LAUREN HENYEN  
29157 AUBREY CIR  
WINCHESTER CA 92596

461231013  
NICHOLAS A. D'ANCONA  
29123 DELORES LN  
WINCHESTER CA 92596

461231028  
VALLEY WIDE RECREATION & PARK DIST  
537 E FLORIDA AVE  
HEMET CA 92543

461232002  
JOSHUA MICHAEL  
29167 SILVERDALE LN  
WINCHESTER CA 92596

461232003  
ERIC LEE MCDANIEL  
29155 SILVERDALE LN  
WINCHESTER CA 92596

461232014  
HUNG NHUT PHAM  
29020 AUBREY CIR  
WINCHESTER CA 92596

461232016  
LASHEENA A. OWENS  
29044 AUBREY CIR  
WINCHESTER CA 92596

461232017  
ALFRED BYRD  
29056 AUBREY CIR  
WINCHESTER CA 92596

461232018  
BRIAN CRAIG BLOMBERG  
29068 AUBREY CIR  
WINCHESTER CA 92596

461232019  
BALTAZAR A. APARICIO  
29080 AUBREY CIR  
WINCHESTER CA 92596

461232020  
MALUISA KESLER  
29092 AUBREY CIR  
WINCHESTER CA 92596

461232021  
WENDELL Z. BARIRING  
29104 AUBREY CIR  
WINCHESTER CA 92596

461250001  
FORESTAR USA REAL ESTATE GROUP INC  
14755 PRESTON RD STE 130  
DALLAS TX 75254

461251003  
DR HORTON LOS ANGELES HOLDING CO INC  
2280 WARDLOW CIR STE 100  
CORONA CA 92880

461251046  
TIMOTHY M. ZANGARI  
29371 BEELER RD  
WINCHESTER CA 92596

461251047  
JARROD DILWORTH  
29387 BEELER RD  
WINCHESTER CA 92596

461251048  
PATRICK FARRELL  
29403 BEELER RD  
WINCHESTER CA 92596

461251049  
BRIDGETTE BRYANT  
29419 BEELER RD  
WINCHESTER CA 92596

461251050  
LETICIA N. RAMOS  
29435 BEELER RD  
WINCHESTER CA 92596

461251051  
LASHONE CALDWELL-MEEKS  
29451 BEELER RD  
WINCHESTER CA 92596

461251053  
BRANDON L. MOSS  
29483 BEELER RD  
WINCHESTER CA 92596

461251054  
JOSHUA GARTH  
29499 BEELER RD  
WINCHESTER CA 92596

461260001  
MARTA VINDIOLA  
29259 BEELER RD  
WINCHESTER CA 92596

461260002  
MARTHA PLASENCIA  
29275 BEELER RD  
WINCHESTER CA 92596

461260003  
CASEY N. JENNINGS  
29291 BEELER RD  
WINCHESTER CA 92596

461260004  
CRISTINA ALFARO  
29307 BEELER RD  
WINCHESTER CA 92596

461260005  
QING CAI  
29323 BEELER RD  
WINCHESTER CA 92596

461260006  
JASON J. GRIFFIN  
29339 BEELER RD  
WINCHESTER CA 92596

461280016  
RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET ST  
RIVERSIDE CA 92501

461280026  
JOHN J. OOSTDAM  
1645 N RAMONA BLVD  
SAN JACINTO CA 92582

461280027  
NE CAL BANKCORP  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

461280028  
WOODS VENTURE  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

461300001  
LENNAR HOMES OF CALIF INC  
980 MONTECITO DR STE 300  
CORONA CA 92879

461300029  
FABIAN VERA ROACH RAUL  
29335 CANTEEN CIR  
WINCHESTER CA 92596

461300032  
JOSE ALBERTO ALONZO  
29352 CANTEEN CIR  
WINCHESTER CA 92596

461300035  
RYAN JAMES BIRMINGHAM  
29359 ADAMS ST  
WINCHESTER CA 92596

461300036  
MOHAMMAD DALQAMOUNI  
29347 ADAMS ST  
WINCHESTER CA 92596

461300037  
EDUARDO ADRIAN SANDOVAL  
PO BOX 668  
WINCHESTER CA 92596

461330002  
LAURA FAIR  
29368 ADAMS ST  
WINCHESTER CA 92596

461330003  
EMELY VIVAS  
29356 ADAMS ST  
WINCHESTER CA 92596

461330004  
JOHN ROBLEDO  
29344 ADAMS ST  
WINCHESTER CA 92596

461330005  
GREGORY JOHNSON  
29332 ADAMS ST  
WINCHESTER CA 92596

461330006  
JOSHUA STITT  
29320 ADAMS ST  
WINCHESTER CA 92596

461330007  
VICTOR SAUCEDO GONZALEZ  
29317 WYATT EARP WAY  
WINCHESTER CA 92596

461330008  
RICHARD E. ALMARIO  
29329 WYATT EARP WAY  
WINCHESTER CA 92596

461330009  
ANGELICA TAYLOR PRATHER  
29341 WYATT EARP WAY  
WINCHESTER CA 92596

461330010  
CHARLES R. LIGHT  
29353 WYATT EARP WAY  
WINCHESTER CA 92596

461330011  
JULIO M. ESPEJO PEREZ  
29365 WYATT EARP WAY  
WINCHESTER CA 92596

461330012  
FUAROSA TOLIN  
29377 WYATT EARP WAY  
WINCHESTER CA 92596

461330015  
DALYN CHIET  
29358 WYATT EARP WAY  
WINCHESTER CA 92596

461330016  
NICHOLAS G. WIENKE  
29346 WYATT EARP WAY  
WINCHESTER CA 92596

461330017  
CHRISTOPHER RYAN BABER  
29334 WYATT ERP WAY  
WINCHESTER CA 92596

461330018  
NICHOLAS MICHAEL CARCIONE  
29322 WYATT EARP WAY  
WINCHESTER CA 92596

461330019  
SHELDON WILLIAMS  
29310 WYATT EARP WAY  
WINCHESTER CA 92596

461330020  
ROBERT M. MAHR  
324605 TYRON SMITH CT  
WINCHESTER CA 92596

461330021  
KENNUTH HYLTON  
32393 TYRON SMITH CT  
WINCHESTER CA 92596

461330022  
JEFFREY PAUL GAY  
32381 TYRON SMITH CT  
WINCHESTER CA 92596

461330023  
ZACHARY ISAAC WINN  
32369 TRYON SMITH CT  
WINCHESTER CA 92596

461330024  
LA TORRE MARTINEZ DANIEL DE  
32357 TYRON SMITH CT  
WINCHESTER CA 92596



461330025  
ROBERT W. REED  
32345 TRYON SMITH CT  
WINCHESTER CA 92596

461330026  
EUGENE PIERSON  
32352 TYRON SMITH CT  
WINCHESTER CA 92596

461330027  
CARLO GALANG CARANTO  
32364 TYRON SMITH CT  
WINCHESTER CA 92596

461330028  
DERWIN LOUIS HENRRIQUEZ  
32376 TYRON SMITH CT  
WINCHESTER CA 92596

461330029  
PATRICK GILMORE BANDRIL  
32388 TYRON SMITH CT  
WINCHESTER CA 92596

461330030  
EDSON SOUZA  
32400 TYRON SMITH CT  
WINCHESTER CA 92596

461330031  
CARTER WAYNE SMITH  
PO BOX 239  
ESCONDIDO CA 92033

461330032  
VALLEY WIDE REC & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

461340001  
ROBERT SALAS DELGADO  
32424 TYRON SMITH CT  
WINCHESTER CA 92596

461500001  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

461520001  
WFP PARTNERS 2  
P O BOX 1978  
RANCHO SANTA FE CA 92067

462090001  
LIN CAPITAL 2010  
1515 LOWER PASEO LA CRESTA  
PLS VRDS EST CA 90274

462090002  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

462120038  
LIN CAPITAL 2010  
1515 LOWER PASEO L CRESTA  
PALOS VERDES EST CA 90274

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

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, CA, 92607-7821



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**


**4 . 4**

**Planning Commission Hearing: March 18, 2020**

**PROPOSED PROJECT**

**Case Number(s):** TR36785M1  
**CEQA:** No Further Review Required  
**Area Plan:** Sun City/Menifee Valley  
**Zoning Area/District:** Winchester Area  
**Supervisory District:** Third District  
**Project Planner:** Gabriel Villalobos  
**Project APN(s):** 466-210-029, 030, 031, 032, 033, 034, 035, 036, 038

**Applicant(s):**  
Global Investment Group LLC  
**Representative(s):**  
Farris Haddad

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Tract Map No. 36785 Minor Change No. 1** is a proposal to modify two existing transportation conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square feet. .

The project is located northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road and westerly of Brandon Lane.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

**APPROVE TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1**, 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

**TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1**

**Planning Commission Staff Report: March 18, 2020**

**Page 2 of 10**

Specific Plan Land Use:	N/A	
Existing General Plan Foundation Component:	Community Development, Open Space	
Proposed General Plan Foundation Component:	N/A	
Existing General Plan Land Use Designation:	Medium Density Residential (CD:MDR), Recreation (OS:R)	
Proposed General Plan Land Use Designation:	N/A	
Policy / Overlay Area:	N/A	
Surrounding General Plan Land Uses		
North:	Rural Community – Estate Density Residential (RC-EDR)	
East:	Rural Community – Estate Density Residential (RC-EDR)	
South:	Rural: Rural Residential (R:RR)	
West:	Rural Community – Estate Density Residential (RC-EDR)	
Existing Zoning Classification:	Planned Residential (R-4)	
Proposed Zoning Classification:	N/A	
Surrounding Zoning Classifications		
North:	Light Agricultural – 5 Acre Minimum (A-1-5)	
East:	Rural Residential (R-R), Residential Agricultural – 5 Acre Minimum (R-A-5)	
South:	Light Agricultural – 5 Acre Minimum (A-1-5)	
West:	Light Agricultural – 5 Acre Minimum (A-1-5)	
Existing Use:	Vacant	
Surrounding Uses		
North:	Residential Dwelling & Agriculture	
South:	Residential Dwelling & Agriculture	
East:	Residential Dwelling & Agriculture	
West:	Residential Dwelling & Agriculture	

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	170.8 Gross Acres	N/A
Proposed Minimum Lot Size:	5,500 sq. ft.	3,500 sq. ft. min.
Total Proposed Number of Lots:	511	N/A
Map Schedule:	Schedule "A"	

**Located Within:**

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	Yes – Lakeview / Nuevo / Romoland / Homeland #146 lighting & library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No – Coachella Valley Conservation
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

On June 22, 2016 the Board of Supervisors approved General Plan Amendment No. 1129, Change of Zone No. 7856, Tentative Tract Map No. 36785, and Environmental Impact Report No. 524 to allow the construction of a 511 residential lot development that included parks, drainage basins, and open space.

As part of the review and approval process two similar conditions of approval for transportation improvements were placed by the Transportation Department as a general condition of approval and as a condition of approval prior to map recordation. The transportation conditions of approval stated the following:

*Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.*

The conditions of approval indicated that the applicant was required to submit a transportation improvement fund to the county within one year of project approval. The condition of approval allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. Prior to this deadline, staff was communicating with the applicant to resolve this payment. The Final Map is still under review and the Final Tract Map has not been recorded.

On August 8, 2019, prior to the deadline, the applicant submitted a Modification application to the Planning Department and requested a modification to these conditions. Due to the current project circumstances, the applicant is proposing to modify the conditions to the following.

*Within 2 years of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:*

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

*All the contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform*

*Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the two (2) year period shall begin after the litigation is resolved.*

The applicant has already made the contribution in the amount of \$150,000 prior to the noted September 4, 2019 deadline. This modification to the conditions of approval will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to these conditions will not be jeopardized. Staff would work closely with the applicant to assist in the completion of conditions of approval.

#### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

In accordance with State CEQA Guidelines Section 15162, Tentative Tract Map No. 36785 Minor Change No. 1 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The Minor Change is for modification of conditions of approval related to the timing of contribution payments and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 37685 Minor Change No. 1 is a proposal to modify conditions of approval related to the timing of payment of contributions. No physical change will occur in regards to the approved Tentative tract map which was the basis of the analysis of EIR No. 524; and,
- b. The subject site was included within the area analyzed in EIR No. 524; and,
- c. There are no changes to the mitigation measures included in EIR No. 524; and
- d. Tentative Tract Map No. 37685 Minor Change No. 1 does not propose any changes to the approved Tentative Tract Map in any substantive way to the impacts as reviewed in EIR No. 524.

#### **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 is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) and Open Space: Recreation (OS:R) in the Winchester Area. Development within this area is encouraged to be "single-family detached residences and attached residences with a 2 to 5 acre range. Limited agriculture and intensive animal keeping is discouraged." The proposed modification to the Tentative Tract Map does not change the development configuration and the density remains at approximately 3.0 dwelling units per acre with park areas located within the OS:R designated areas. The modification is consistent with the land use designations, the surrounding community, and with all other relevant policies of this area and the overall General Plan.

2. The existing zoning classification for the project site is Planned Residential (R-4). The surrounding community or neighborhoods is Residential Agricultural (R-A) which are similar to the proposed project and also permits one-family dwellings and agriculture.

**Entitlement Findings:**

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map Minor Change, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Tract Map No. 36785 Minor Change No. 1 is a proposal to modify certain existing transportation conditions of approval related to a contribution that has a specific deadline. The Tentative Tract Map proposal remains a subdivision of 170.8-acres into 511 single-family residential lots. The findings required to approve a Minor Change to a Map, pursuant to the provisions of the Riverside County Ordinance 460, are as follows:

1. The proposed modification to the conditions of approval is consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed modification to the previously approved tentative tract map complies with the General Plan and is consistent with the surrounding community of the Winchester area. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed minor change to the tentative tract map will comply with the General Plan by subdividing the property that will provide a variety of housing type in single-family residential community, promote community with the open space recreational areas and connecting to adjacent communities parks. The minor change to the tentative tract map is designated Medium Density Residential (MDR) and Open Space: Recreation (OS:R) and is consistent with these land use designations as noted previously and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The proposed tentative tract map including the modification to the conditions of approval is physically suitable for the type of development and density of the proposed residential development in that the project site is generally flat and is located in an area that is comprised of single-family residential uses primarily; plus the subject property is compatible with the surrounding land uses within the project vicinity. This development is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD:MDR) that allows single-family detached residences on parcels ranging from 5,500 to 20,000 square feet. The average lot size is approximately 6,605 square feet and is consistent with the zoning ordinance.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Impact Report for the project. On June 12, 2016 the Riverside County Board of



Supervisors Certified Environmental Impact Report No. 524 which was in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures. The modifications to Tentative Tract Map No. 36785 include changes to the conditions of approval and does not change the project description. No changes to Environmental Impact Report No. 524 have been made and further environmental review is not required.

4. The proposed modification is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The modification will not change the design of proposed land division.
5. As indicated in the included project conditions of approval, the proposed modification will not land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "A" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
  - a. Streets: For a Schedule "A" subdivision, sufficient right of way on Wickerd Road, Garbani Road, Briggs Road, and La Ventana Road shall be dedicated for public use to provide for a right-of-way. Corner cut-backs shall be dedicated for public use at all intersections in accordance with county standards No. 805.
  - b. Domestic Water: Water service shall be provided from Eastern Municipal Water District (EMWD). 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 surveyor(s) as well as all other applicable agencies.
  - c. Fire Protection: Fire Hydrants shall be located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 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.
  - d. Sewage Disposal: Sanitary sewer service shall be provided by Eastern Municipal Water District (EMWD). 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 surveyor(s) as well as all other applicable agencies.
  - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist within or adjacent to the site to require fencing for these purposes. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available.
  - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines place underground.
6. The modification to the conditions of approval will not change the design of proposed land division or improvements. The tentative tract map, including the modification, will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division

as there are no physical changes proposed for the already approved subdivision and site accessibility has been accounted for.

7. The modification to the conditions of approval will not change the lots or parcels as shown on the Tentative Tract Map. The project is consistent with the minimum lot size allowed by the project site's Zoning Classifications of Planned Residential (R-4).
8. The proposed Minor Change is a minor modification of the approved Tentative Tract Map that includes a modification to the conditions of approval indicating that the applicant is required to submit a transportation improvement fund to the county within one year of project approval. As stated in Riverside County Ordinance No. 460 Section 2.2.M, "a minor change may alter or delete any condition of approval which is no longer appropriate or necessary." The condition of approval as approved required payment within one year of project approval and allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. The applicant was able to submit \$150,000 to go towards the required amount prior to the one year deadline; however, the applicant was unable due to market conditions on the ability to market and sell the property made the funding unavailable to meet the full requirement of the condition by that one year deadline. Therefore, the condition as it was approved was not appropriate to accommodate the market and financial reality of developing the property to provide adequate funding. The total amount and possibly more funding is still proposed with the revised condition, but at a more appropriate schedule. The Minor Change request will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to this condition will not be jeopardized.

**Development Standards Findings:**

1. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. The proposed project conforms to this land use regulation as the average lot size, including recreation and service areas, are 6,605 square feet per the approved site plan exhibit.
2. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The proposed Project includes lots of approximate 5,000 square feet, meeting the minimum requirements. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. Both the width and depth. The proposed project conforms to the width standard of the proposed R-4 zoning classification of Ordinance No. 348 and all other applicable provisions.
3. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project adheres to this land use regulation as the approved design manual allows for a mix of single-family housing styles with a maximum of 40' height, two-story buildings.
4. The proposed Project has an existing development plan (design manual) that includes locations of buildings, heights of buildings, setbacks, walls and fences, off-street parking and public right-of-way designs. The proposed modification does not change the design manual and the development complies with the yard requirements of Ordinance No. 348 which include minimum twenty (20') foot

front yard setbacks, ten (10') foot rear yard setbacks, five (5') foot side yard setbacks, and ten (10') corner lot side yard setbacks.

5. The proposed project shall have a minimum of 2 off-street parking spaces per dwelling unit, per Section 18.12 of Ordinance No. 348.
6. The modification to the conditions of approval does not change the sewage requirements that were placed by the Transportation Department. Sewage systems shall be installed and operational, according to the improvements plans as noted in the conditions of approval
7. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The La Ventana Ranch project has approximately forty-five (45) acres of open space that includes the system of paseos throughout the development, pocket parks and Veterans Park, a fifteen (15) acre "regional park" including various amenities for the community. Pocket parks will be located throughout the community, within a short walking distance to and from most residences.
8. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. The project site is bounded by two (2) existing east-west roadways; Garbani Road on the north and Wickerd Road on the south and by two (2) proposed north-south roadways; el Centro Lane on the west and Brandon Lane on the east. The proposed project shall include 5 points of access into the subdivision from those roadways.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a city's Sphere of Influence.
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 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.
5. 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 not located within a Cal Fire State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

**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 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the general public, indicating support/opposition to the proposed project.

**APPEAL INFORMATION**

Except as provided in Subsection C. of Section 1.2 of this ordinance, the Planning Commission is the Advisory Agency authorized to directly approve, conditionally approve or disapprove tentative Schedule "A", "B", "C", "D", and "E" maps. If the land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda. The appeal shall be filed in writing, providing the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the original hearing. The Board shall render its decision on the appeal within 10 days of the closing of the hearing.

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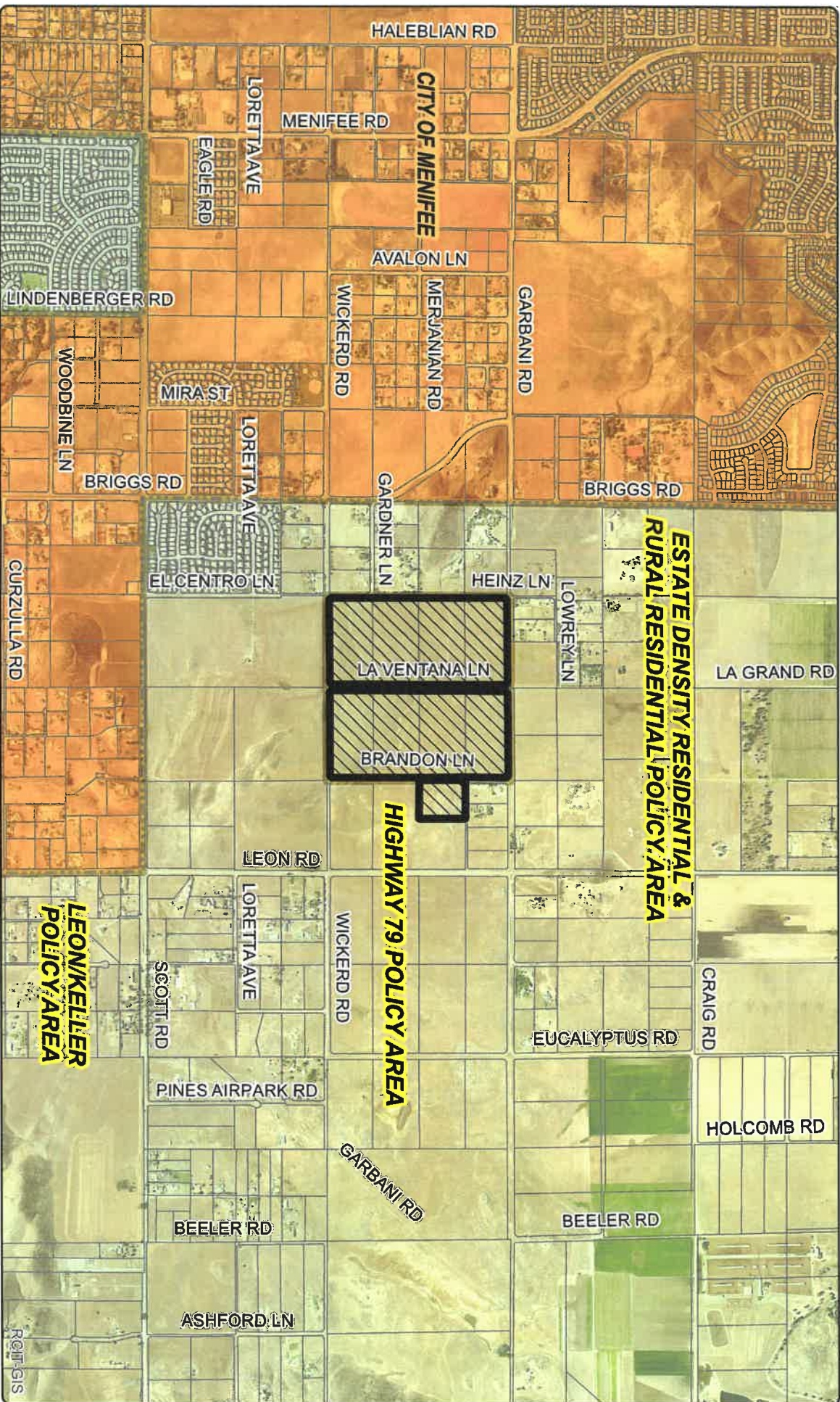
Supervisor: Washington  
District 3

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR36785M1

### VICINITY/POLICY AREAS

Date Drawn: 03/10/2020  
Vicinity Map



Zoning Area: Winchester

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 data is provided for the parcels shown on this map. The County of Riverside Planning Department office in Riverside at (951)955-5000 (Western County) or in Palm Desert at (760)965-3277 (Eastern County) or Website: <http://www.riverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

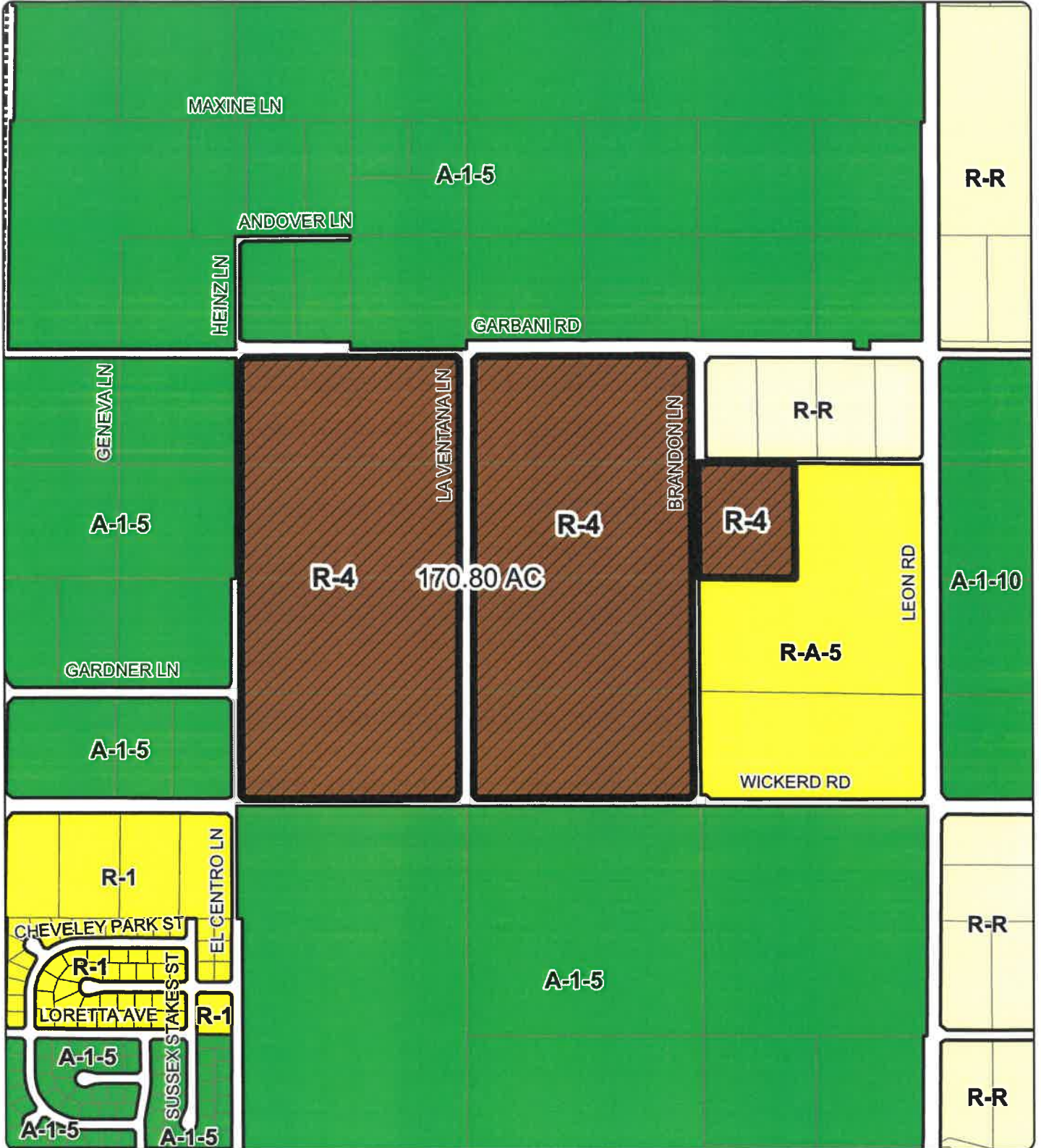
## TR36785M1

### EXISTING ZONING

Supervisor: Washington  
District 3

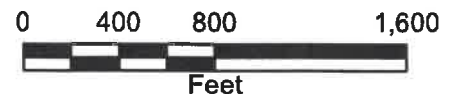
Date Drawn: 03/10/2020

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

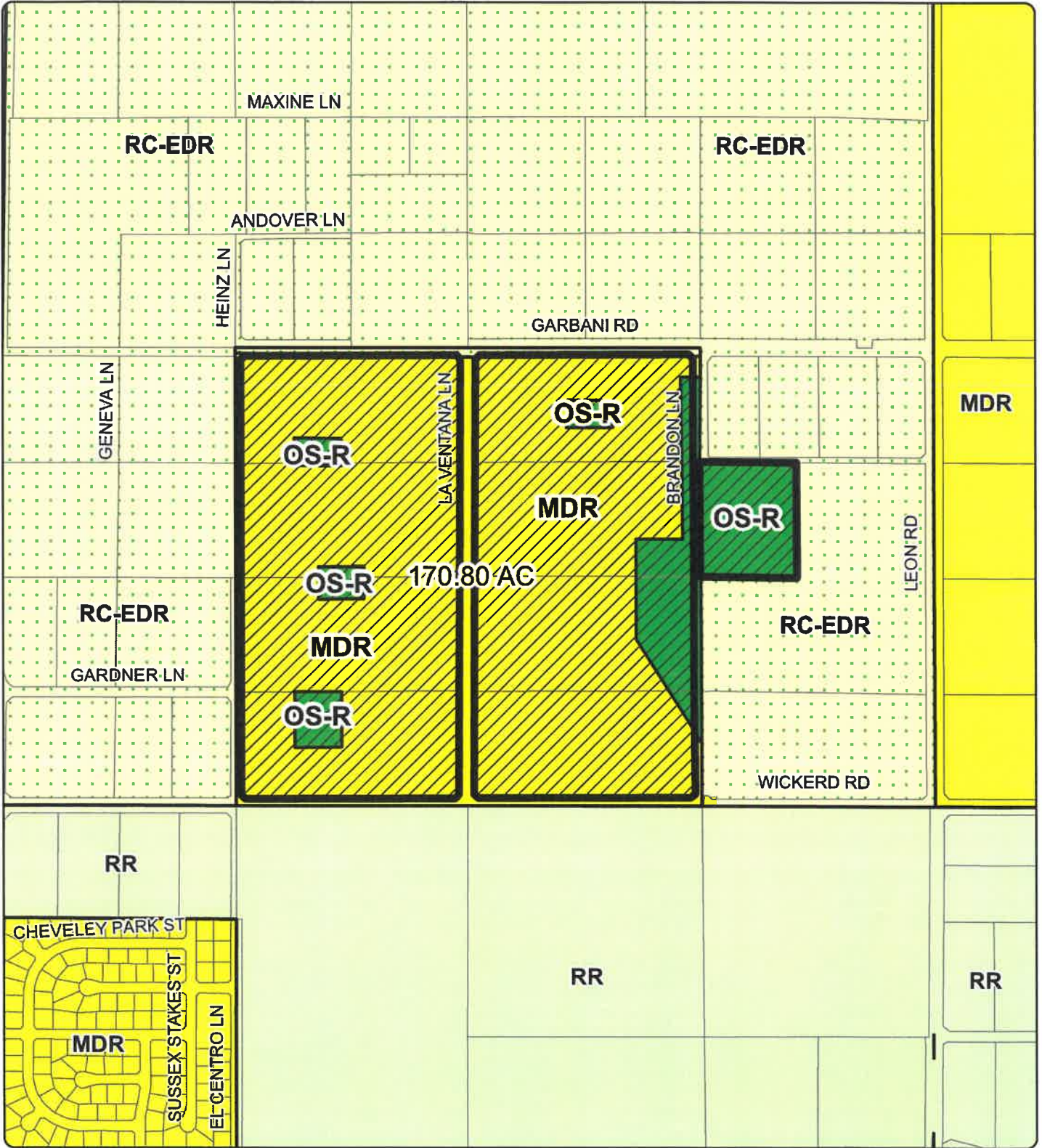
## TR36785M1

Supervisor: Washington  
District 3

### EXISTING GENERAL PLAN

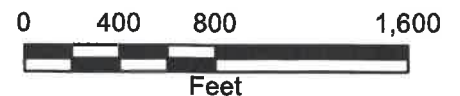
Date Drawn: 03/10/2020

Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

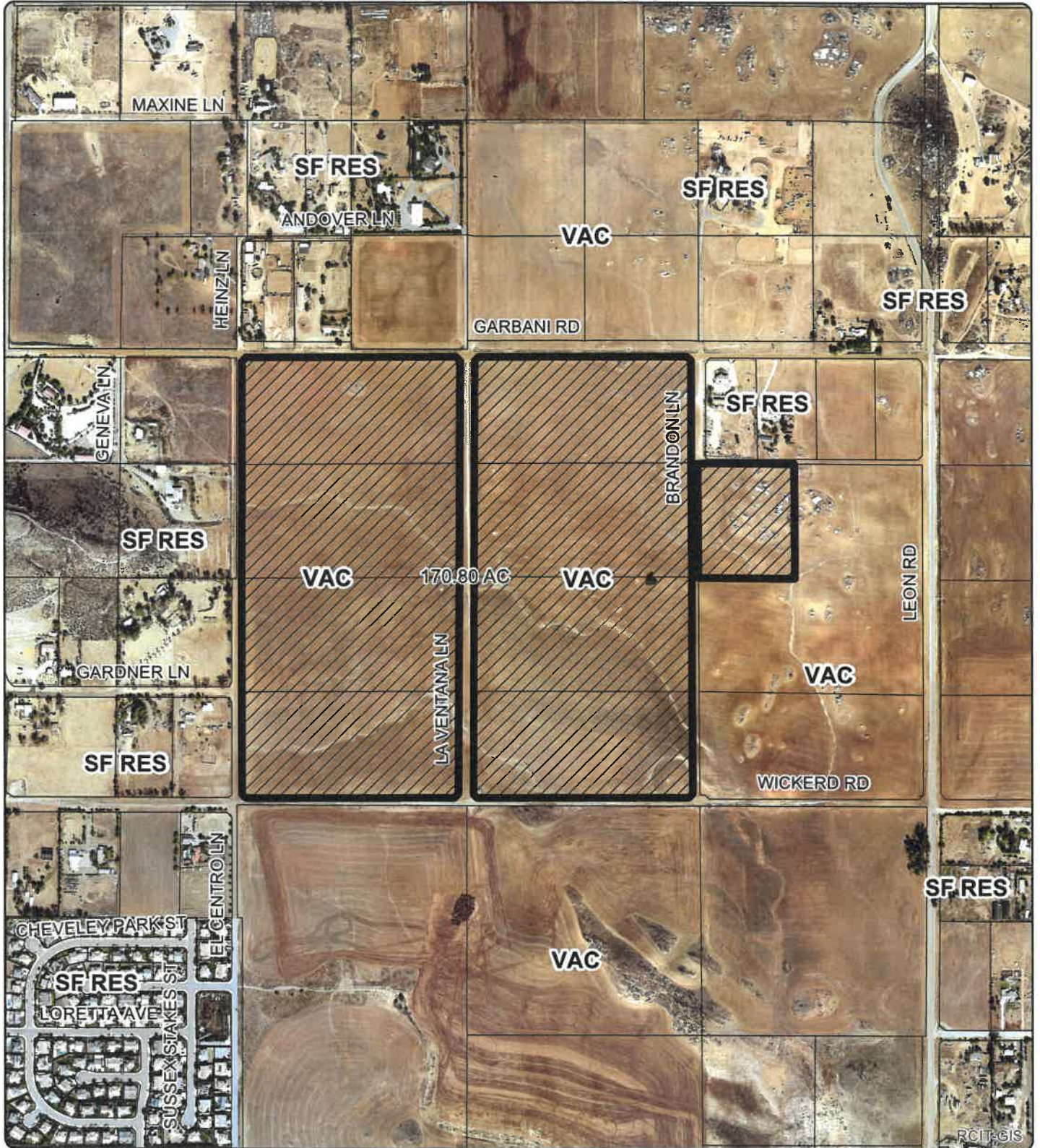
TR36785M1

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 03/10/2020

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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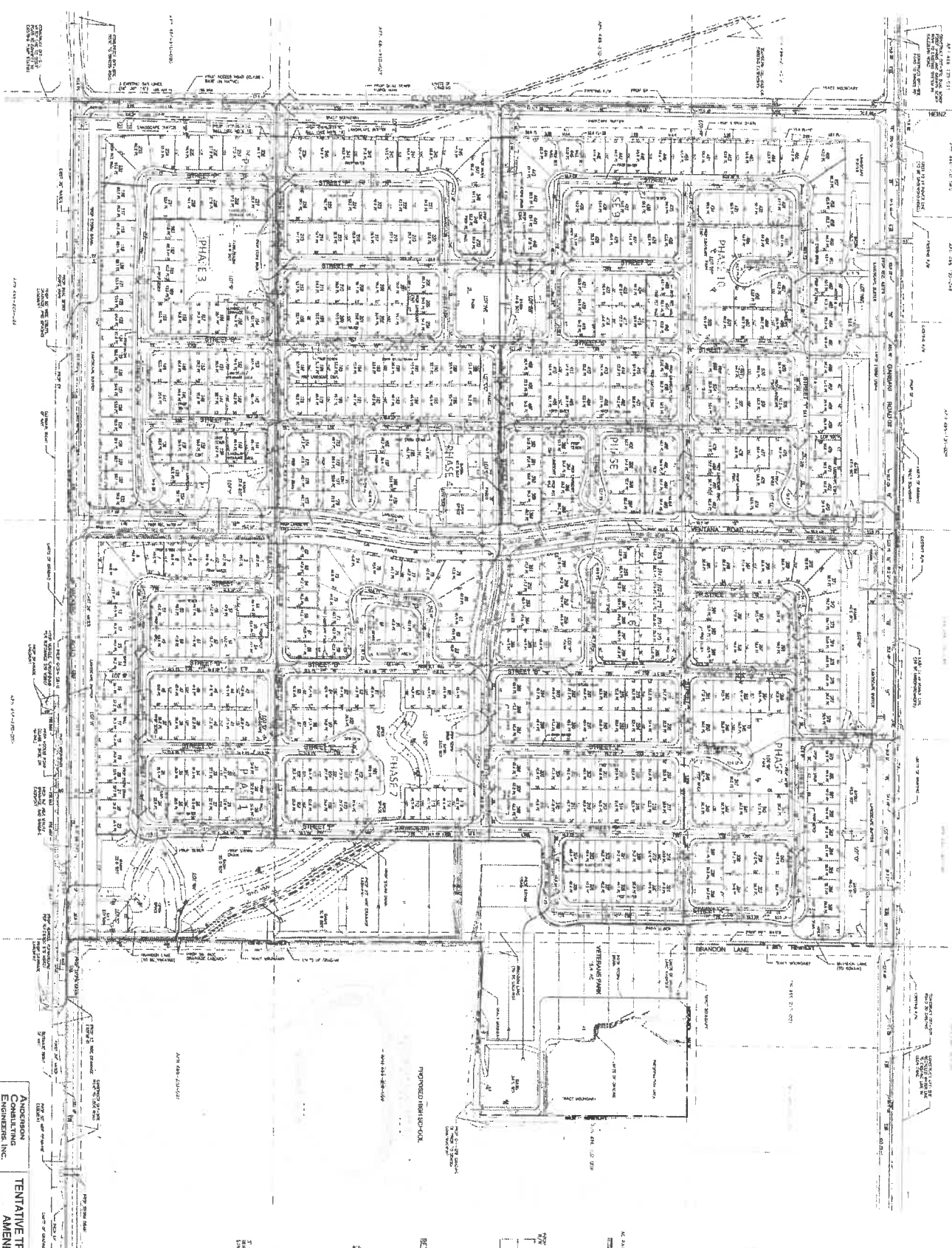


# TENTATIVE TRACT MAP NO. 36785

CITY OF ANAHEIM, STATE OF CALIFORNIA

PARCELS THROUGHOUT ARE IDENTIFIED BY THROUGHTLESS TRACT IDENTIFICATION NUMBERS. THESE NUMBERS ARE TO BE USED IN ALL RECORDS AND INSTRUMENTS RELATING TO THIS TRACT MAP. THE CITY OF ANAHEIM HAS REVIEWED THIS TRACT MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP REGULATIONS. THE CITY OF ANAHEIM HAS REVIEWED THIS TRACT MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP REGULATIONS.

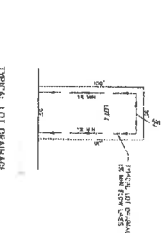
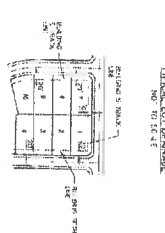
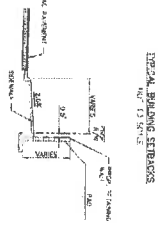
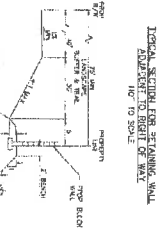
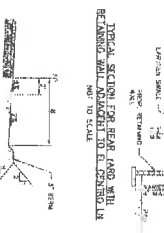
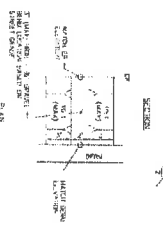
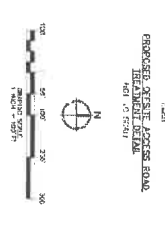
APRIL 2015



- ### EASEMENT NOTES
1. All easements are shown in accordance with the applicable laws and regulations.
  2. All easements are shown in accordance with the applicable laws and regulations.
  3. All easements are shown in accordance with the applicable laws and regulations.
  4. All easements are shown in accordance with the applicable laws and regulations.
  5. All easements are shown in accordance with the applicable laws and regulations.
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  8. All easements are shown in accordance with the applicable laws and regulations.
  9. All easements are shown in accordance with the applicable laws and regulations.
  10. All easements are shown in accordance with the applicable laws and regulations.

ANGUSSON CONSULTING ENGINEERS, INC.  
 10000 WILSON AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92814  
 TEL: 714.938.1111  
 FAX: 714.938.1112  
 WWW.ANGUSSON.COM

TENTATIVE TRACT MAP NO. 36785  
 AMENDMENT NO. 2  
 CITY OF ANAHEIM, STATE OF CALIFORNIA  
 SHEET NO. 1









## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

#### BS-Grade. 11

#### 0010-BS-Grade-MAP - 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. 12

#### 0010-BS-Grade-MAP - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and









## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 4 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

There are two back-bone underground drainage facilities that collect the tributary offsite runoff from the west (Line 1 and Line 3, according to drainage study) and have a proposed alignment in the main arterial streets in the project. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed pads in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by properly elevating the pads in relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

These back-bone facilities convey the flows safely through the site which confluence with mitigated onsite stormwater runoff and discharge at the project limits downstream. The proposed storm drains shall be designed to the District's standards. This includes but not limited to vehicular maintenance access to the flowlines of all inlets and outlets with turn-arounds (District Standard M827) or other acceptable design. This will require offsite easements to be obtained from the adjacent property owner(s). The approximate easement limits are shown on the exhibit. Letters from the affected property owners have been submitted to the District and indicate their cooperation for the release of concentrated flows and easements for the inlet and outlet design. A copy of the recorded drainage easement shall be submitted to the District prior to the issuance of any permits for the project. The final details of the design can be worked out in the improvement plan check phase of development.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 4** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

A phasing map was included with the submittal indicating the development is to be constructed in phases. Each phase must be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

It should be noted that the southern three-quarters of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee will be a condition of approval for the project and is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

#### **Flood. 5** **0010-Flood-MAP INCREASED RUNOFF**

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

#### **Flood. 6** **0010-Flood-MAP INCREASED RUNOFF CRITERIA**









## ADVISORY NOTIFICATION DOCUMENT

### General

**General. 6**                                    **0100-Regional Parks and Open Space-MAP - TRAIL/PARK MAINTENANCE M (cont.)**

**General. 6**                                    **0100-Regional Parks and Open Space-MAP - TRAIL/PARK MAINTENANCE M**

Prior to the issuance of the 20th building permit, the applicant shall provide written documentation to the Planning Department and Valley Wide that a trail maintenance mechanism is in place.

**General. 7**                                    **0100-Regional Parks and Open Space-MAP - TRAIL/PARK PLANS**

Prior to the issuance of the 20th building permit, the applicant shall have the trail and park plans as shown on the exhibit/trail plan approved by the Valley Wide Recreation and Parks District. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. The Veteran's Memorial design shall be coordinated between the County of Riverside, developer, and the Veterans group(s) and shall be funded by the developer and grants, as may be available.

**General. 8**                                    **0100-Regional Parks and Open Space-MAP - VETERANS PARK CONST**

Prior to the issuance of the 261st building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. Lighting shall comply with Ordinance No. 655 requirements.

### Planning

**Planning. 1**                                    **0010-Planning-MAP - ADDITIONAL SETBACK**

Based on the design of the project, lots 233 through 246 shall have a rear yard setback of 30 feet to any habitable structure.

**Planning. 2**                                    **0010-Planning-MAP - DESIGN GUIDELINES**













## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 13

#### 0010-Planning-MAP - MM 4.13-16 (cont.)

3. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

6. Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

#### Planning. 14

#### 0010-Planning-MAP - MM 4.13-18

Per MM 4.13-18, where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce









## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 29

#### 0010-Planning-MAP - MM 4.18.3-1 (cont.)

Per MM 4.18.3-1, the project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler 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 another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

#### Planning. 30

#### 0010-Planning-MAP - MM 4.2-1

Per MM 4.2-1, light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickard or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.

#### Planning. 31

#### 0010-Planning-MAP - MM 4.2-2

All lots located along the perimeter of the property shall utilize materials that are not conducive to



## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 32**                                      **0010-Planning-MAP - MM 4.4-1 (cont.)**

reduced by using blankets where feasible or application of water immediately following the blast.

**Planning. 33**                                      **0010-Planning-MAP - MM 4.4-10**

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

**Planning. 34**                                      **0010-Planning-MAP - MM 4.4-11**

per MM 4.4-11, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.

**Planning. 35**                                      **0010-Planning-MAP - MM 4.4-12**

Per MM 4.4-12, the applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

**Planning. 36**                                      **0010-Planning-MAP - MM 4.4-13**

Per MM 4.4-13, the simultaneous disturbance of the site shall be limited to 6.5 acres per day.

**Planning. 37**                                      **0010-Planning-MAP - MM 4.4-14**

Per MM 4.4-14, any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.

**Planning. 38**                                      **0010-Planning-MAP - MM 4.4-15**

Per MM 4.4-15, a high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.

**Planning. 39**                                      **0010-Planning-MAP - MM 4.4-18**

Per MM 4.4-18, the applicant shall use electric construction equipment where technically feasible, where the electric equipment can perform comparably to fueled equipment.







## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 50**                                      **0010-Planning-MAP - MM 4.6-5 (cont.)**

Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a daily log of all activities observed related to the project. A copy of the daily monitoring logs shall be submitted weekly to the Project Archaeologist and are to be included in the Phase IV report as a Confidential Appendix

#### **Planning. 51**                                      **0010-Planning-MAP - MM 4.7-1**

Per MM 4.7-1, the contractor installing the offsite utility infrastructure shall implement the construction and seismic design guidelines established by the companies and agencies that own these infrastructure systems. These measures are defined in Appendix 4 in Volume 2 of this DEIR and will ensure the infrastructure will be protected from geotechnical hazards discussed in this document. The performance standard shall be that the infrastructure shall remain easily repairable and functional following a regional seismic event.

#### **Planning. 52**                                      **0010-Planning-MAP - MM 4.9-1**

Per MM 4.9-1, prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 54

#### 0010-Planning-MAP - MM 4.9-7 (cont.)

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

#### Planning. 55

#### 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

#### Planning. 56

#### 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth





## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

**Planning. 60** **0010-Planning-MAP - PDP01496 ACCEPTED (cont.)**

mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

PDP01496 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01496 is hereby accepted for TR36785. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

**Planning. 61** **0010-Planning-MAP - REQUIRED MINOR PLANS**

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (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.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be













## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

#### Planning-EPD. 1

#### 0010-Planning-EPD- - MSHCP UWIG (cont.)

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

##### \*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure 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 on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

##### \*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

##### \*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

##### \*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

#### **Planning-EPD. 1                      0010-Planning-EPD- - MSHCP UWIG (cont.)**

sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

**\*Barriers**

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

**\*Grading/Land Development and/or Fuel Modification Activities**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

#### **Planning-EPD. 2                      0015-DBESP Requirement**

DBESP was approved in 2016, however, due to relocation of sewer line with slightly increased impacts and additional information on Burrowing Owl relocation, DBESP must be resubmitted for approval.

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                      0010-Transportation-MAP - CONSTRUCTION MIT MEASURE**

The MM number corresponds to the mitigation measure number found in the project EIR.

Per MM 4.4-5, gravel pads must be installed at all access points to prevent tracking of mud onto public roads.

Per MM 4.4-6, install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                      0010-Transportation-MAP - CONSTRUCTION MIT MEASURE (cont.)**

begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

Per MM 4.4-8, pave all construction access roads at least 100 feet on to the site from the main road.

Per MM 4.4-9, when materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

Per MM 4.4-17, the applicant shall develop a trip reduction plan to achieve a 1.5 AVR for construction employees.

#### **Transportation. 2                      0010-Transportation-MAP - COUNTY WEB SITE**

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

#### **Transportation. 3                      0010-Transportation-MAP - DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 3**                      **0010-Transportation-MAP - DRAINAGE 1 (cont.)**

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**                      **0010-Transportation-MAP - 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**                      **0010-Transportation-MAP - OFF-SITE PHASE**

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

**Transportation. 6**                      **0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU**

The MM number corresponds to the mitigation measure in the project EIR.

Per MM 4.17-2, the recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1 (2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.

The following intersection recommendations represent the minimum lanes that must be provided to achieve

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.

Phase 1 (2017) El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: N/A Southbound Approach: One shared left-right turn lane. Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Wickerd Road - Install a stop control on the southbound approach and construct the intersection

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

with the following geometrics: Northbound Approach: N/A  
Southbound Approach: One shared left-right turn lane.  
Eastbound Approach: One shared left-through lane. Westbound  
Approach: One shared through-right turn lane.

Phase 2 (2019) El Centro Lane / Garbani Road - Install  
a stop control on the northbound and construct the  
intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.  
Southbound Approach: N/A Eastbound Approach: One shared  
through-right turn lane. Westbound Approach: One shared  
left-through lane.

La Ventana Road / Garbani Road - Install a traffic  
signal and construct the intersection with the following  
geometrics: Northbound Approach: One left turn lane and one  
shared through-right turn lane. Southbound Approach: One  
left turn lane and one shared through-right turn lane.  
Eastbound Approach: One left turn lane and one shared  
through-right turn lane. Westbound Approach: One left turn  
lane and one shared through-right turn lane.

The traffic signal at La Ventana Road and Garbani Road  
may be eligible for fee credit.

La Ventana Road / Driveway 3 - Install a stop control  
on the eastbound and westbound approaches and construct the  
intersection with the following geometrics: Northbound  
Approach: One shared left-through-right turn lane.  
Southbound Approach: One shared left-through-right turn  
lane. Eastbound Approach: One shared left-through-right  
turn lane. Westbound Approach: One shared  
left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control  
on the westbound approach and construct the intersection  
with the following geometrics: Northbound Approach: One  
shared through-right turn lane. Southbound Approach: One  
shared left-through lane. Eastbound Approach: N/A Westbound  
Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)**

the northbound and construct the intersection with the following geometrics: Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.

Per MM 4.17-3, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for E+P conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).

Recommended Improvement -Haun Road / Holland Road (#2)  
-Add traffic signal (required for Existing conditions) -Add a northbound left turn lane (required for Existing conditions) -Add a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)  
-Add traffic signal (required for Existing conditions)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Recommended Improvement -Haun Road / Scott Road (#4) -Add a 2nd southbound left turn lane (required for Existing conditions) -Add a 2nd eastbound through lane (required for Existing conditions) -Add overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) -Add a 2nd eastbound through lane (required for Existing conditions) -Add a 2nd westbound through lane (required for Existing conditions) -Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) -Add overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12) -Add overlap phasing on the northbound right turn lane (required for Existing conditions) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) -Add a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) -Add a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)**

off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBB, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-4, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAP conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in italics. New improvements for EAP traffic conditions are shown in regular text.

Recommended Improvement -Haun Road / Holland Road (#2)  
 oAdd traffic signal (required for Existing conditions) oAdd a northbound left turn lane (required for Existing conditions) oAdd a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)  
 oAdd traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4) oAdd a 2nd southbound left turn lane (required for Existing conditions) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd overlap phasing on the westbound

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd a 2nd westbound through lane (required for Existing conditions) oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions) oAdd a 2nd westbound left turn lane

Recommended Improvement - I-215 Northbound Ramps / Scott Road (#8) oAdd a 2nd eastbound through lane oAdd a 2nd westbound through lane oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours

As noted previously, the improvements shown for the I-215 South-bound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) oAdd overlap phasing on the southbound right turn lane (required for Existing conditions) Recommended Improvement - Menifee Road / Newport Road (#12) oAdd overlap phasing on the northbound right turn lane (required for Existing conditions) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) oAdd a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) oAdd a traffic signal (required for Existing conditions)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 6

#### 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-5, the applicant shall fund the recommended improvements set forth below to Address Deficiencies at Intersections for EAPC conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.

Per MM 4.17-6, the applicant shall fund the recommended improvements set forth below to Address Deficiencies at Intersections for the Horizon Year, 2035.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Meniffee

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 6                      0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)**

Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

Per MM 4.17-1, all adjacent roadway improvements for both phase 1 and phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown in Figure 4.17-23 and consist of the following:

Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g. intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.

In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.

#### **Transportation. 7                      0010-Transportation-MAP - 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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 7                      0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**

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. 8                      0010-Transportation-MAP - 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.

Haun Road (NS) at:  
 La Piedra Road (EW)  
 Holland Road (EW)  
 Garbani Road (EW)  
 Scott Road (EW)

I-215 Southbound Ramps (NS) at:  
 Garbani Road (EW)

I-215 Northbound Ramps (NS) at:  
 Garbani Road (EW)

I-215 Southbound Ramps (NS) at:  
 Scott Road (EW)

I-215 Northbound Ramps (NS) at:  
 Scott Road (EW)

Antelope Road (NS) at:  
 Holland Road (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 8

#### 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Garbani Road (EW)  
Scott Road (EW)

Menifee Road (NS) at:  
Newport (Road) (EW)  
Loire Valley Lane/Tres Lagos Drive (EW)  
La Piedra Road (EW)  
Holland Road (EW)  
Craig Road (EW)  
Garbani Road (EW)  
Scott Road (EW)

Briggs Road (NS) at:  
Garbani Road (EW)  
Wickerd Road (EW)  
Scott Road (EW)

El Centro Lane (NS) at:  
Garbani Road (EW)  
Driveway 1 (EW)  
Gardner Lane/Driveway 2 (EW)  
Wicker Road (EW)

La Ventana Road (NS) at:  
Garbani Road (EW)  
Wickerd Road (EW)  
Scott Road (EW)

Leon Road (NS) at:  
Garbani Road (EW)  
Wickerd Road (EW)  
Scott 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. 9

#### 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 9                      0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)**

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/Public-Works-Bidding-Requirements>.

#### **Transportation. 10                      0020-Transportation-MAP - TRANSPORTATION BENEFIT**

Within 2 years of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All the contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the two (2) year period shall begin after the litigation is resolved.

This condition is duplicated in 50.TRANS.22 in the event the final map is ready to record before the one year period described above.

NOTE: 60.TRANS.3 is a separate condition that outlines a separate contribution to be made prior to issuance of a grading permit.

\*\*\*This condition was modified by TR36785M1\*\*\*

### Waste Resources

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

**Waste Resources. 1**                      **0010-Waste Resources-MAP - HAZARDOUS MATERIALS (cont.)**

**Waste Resources. 1**                      **0010-Waste Resources-MAP - 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. 2**                      **0010-Waste Resources-MAP - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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E Health

050 - E Health. 1                      0050-E Health-MAP - WATER & SEWER WILL SERVE                      Not Satisfied

A "Will-Serve" letter is required from the agency providing water service for both water and sewer.

050 - E Health. 2                      0050-E Health-MAP- LEA CLEARANCE                      Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

Fire

050 - Fire. 1                      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. 2                      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.

Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY                      Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the



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Flood

050 - Flood. 3                      0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied  
copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 4                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      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. 5                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 6                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the 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. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 7                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

050 - Planning. 1                      0050-Planning-MAP - ANNEX TO PARK DISTRICT                      Not Satisfied  
The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-wide Parks and Recreation District.

050 - Planning. 2                      0050-Planning-MAP - BUS TURNOUTS                      Not Satisfied  
Prior to Map Recordation the developer shall contact the Menifee Union School District to verify whether or not the schools that serve the development will be served by bus or

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Planning

050 - Planning. 2                      0050-Planning-MAP - BUS TURNOUTS (cont.)                      Not Satisfied

not, and if there is any need for bus turnouts. If bus stops are desired by the school district, the applicant shall coordinate with the district and the Transportation Department on the location of the bus stops and whether bus turnouts will be necessary. Street improvement plans required prior to map recordation shall reflect the bus stops and turnouts as may be required.

050 - Planning. 3                      0050-Planning-MAP - CC&R RES CSA COM. AREA                      Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, 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 review and approval, 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 (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 of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

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Planning

050 - Planning. 3                      0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.)                      Not Satisfied  
submitted to the Office of the County Counsel 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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered

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Planning

050 - Planning. 3                      0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.)                      Not Satisfied  
'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. 4                      0050-Planning-MAP - CC&R RES POA COM. AREA                      Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser



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050 - Planning. 4                      0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)                      Not Satisfied

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:

"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 described on Exhibit 'A', 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. 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,

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050 - Planning. 4                      0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)                      Not Satisfied  
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. 5                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH                      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. 6                      0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM                      Not Satisfied  
The following Environmental Constraints Note shall be  
placed on the ECS:

"Lots as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to

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050 - Planning. 6                      0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.)                      Not Satisfied

any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7                      0050-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. 8                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 9                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 10                      0050-Planning-MAP - MM 4.18.2-1                      Not Satisfied

Per MM 4.18.2-1, prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

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Planning

050 - Planning. 10                      0050-Planning-MAP - MM 4.18.2-1 (cont.)                      Not Satisfied

050 - Planning. 11                      0050-Planning-MAP - MM 4.18.2-2                      Not Satisfied

Per MM 4.18.2-2, the Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

050 - Planning. 12                      0050-Planning-MAP - MM 4.4-27                      Not Satisfied

Per MM 4.4-27, the applicant shall provide safe, direct bicycle access to adjacent bicycle routes.

050 - Planning. 13                      0050-Planning-MAP - MM 4.4-28                      Not Satisfied

Per MM 4.4-28, the applicant shall connect bicycle lanes/paths to the existing network.

050 - Planning. 14                      0050-Planning-MAP - OFFER OF TRAILS                      Not Satisfied

An offer of dedication to the Valley-wide Parks and Recreation District for a regional trails shown on EXHIBIT A shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 15                      0050-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 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.

050 - Planning. 16                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation District 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. 17                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

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Planning

050 - Planning. 17                      0050-Planning-MAP - REQUIRED APPLICATIONS (cont.)                      Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

050 - Planning. 18                      0050-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 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- 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.
- 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. 19                      0050-Planning-MAP - TRAIL MAINTENANCE                      Not Satisfied

The land divider shall form or annex to the Valley-Wide Parks and Recreation District or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 20                      0050-Planning-MAP- MM 4.18.3-3                      Not Satisfied

Per MM 4.18.3-3, the Homeowners Association (HOA)

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Planning

050 - Planning. 20                      0050-Planning-MAP- MM 4.18.3-3 (cont.)                      Not Satisfied

established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&Rs.

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-MAP - ECS CONDITION                      Not Satisfied

The project 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-EPD. 2                      0050-Planning-EPD-MAP - ECS REQUIREMENTS                      Not Satisfied

The constrained areas will conform to the areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."

"Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the

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Planning-EPD

050 - Planning-EPD. 2                    0050-Planning-EPD-MAP - ECS REQUIREMENTS (cont.)                    Not Satisfied  
Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

Survey

050 - Survey. 1                    0050-Survey-MAP - ACCESS RESTRICTION                    Not Satisfied  
Lot access shall be restricted on Garbani Road, Wickerd Road, El Centro Road, and La Ventana Road and so noted on the final map.

050 - Survey. 2                    0050-Survey-MAP - EASEMENT                    Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 3                    0050-Survey-MAP - VACATION                    Not Satisfied  
The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Brandon Lane. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1                    0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST                    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:

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Transportation

050 - Transportation. 1      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc    Not Satisfied

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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, IID or other electric provider.

050 - Transportation. 2      0050-Transportation-MAP - ASSESSMENT DIST 1      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      0050-Transportation-MAP - CONSTRUCT RAMP      Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 4      0050-Transportation-MAP - CORNER CUT-BACK I      Not Satisfied



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Transportation

050 - Transportation. 4            0050-Transportation-MAP - CORNER CUT-BACK I (cont.)            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. 5            0050-Transportation-MAP - DEDICATION            Not Satisfied

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.

3. A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Street "F" and street "K" along Veteran's Park boundary shall be improved as an ENHANCED LOCAL road with 44' full-width AC pavement, 6" concrete curb and gutter, 11' sidewalk (park side) and 5' sidewalk (other side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461 and per Amended Exhibit No. 2, dated 1/28/2016. (44'/66')

NOTE: An 11' sidewalk (park side) and a 5' sidewalk (on the opposite side of the park, adjacent to the right-of-way) shall be constructed within the 11' parkway.

All other interior streets shall be improved as a LOCAL ROAD with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5      0050-Transportation-MAP - DEDICATION (cont.)

Not Satisfied

Wickerd Road along project boundary is designated a SECONDARY HIGHWAY and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), within a 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Garbani Road along project boundary is designated as MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), within a 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

or as approved by the Director of Transportation for any of the conditions described above.

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive shall be omitted for the area to be dedicated. Any projects that would improve Meadowgate Lane shall consult with the Pechanga Band of Luiseno Indians or other Native American Indian tribes.

\*\*\* This condition was modified by the Planning Commission on June 15, 2016.\*\*\*

050 - Transportation. 6      0050-Transportation-MAP - 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6            0050-Transportation-MAP - IMP PLANS (cont.)            Not Satisfied  
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. 7            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied  
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8            0050-Transportation-MAP - LANDSCAPING/TRAILS            Not Satisfied  
The project proponent shall comply in accordance with landscaping (and/or trail) 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 plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9            0050-Transportation-MAP - 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.

050 - Transportation. 10            0050-Transportation-MAP - OFF-SITE ACCESS 2            Not Satisfied  
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10      0050-Transportation-MAP - OFF-SITE ACCESS 2 (cont.)      Not Satisfied

Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Wickerd Road to Briggs Road and the southerly extension of Briggs Road to the existing pavement.

Said off-site access road shall be the westerly extension of Garbani Road to Briggs Road.

Said off-site access road shall be the easterly extension of Garbani Road to Leon Road.

Said off-site access road shall be the easterly extension of Wickerd Road to Leon Road.

or as approved by the Director of Transportation.

\*\*\*This condition was modified by the Planning Commission on June 15, 2016.\*\*\*

050 - Transportation. 11      0050-Transportation-MAP - OFF-SITE IMPROVEMENTS      Not Satisfied

The project shall construct the Line 1 Storm Drain system, which will outlet at the ultimate south Wickerd Road right-of-way line, based upon a design that is approved and accepted by RCFC&WCD or RCTD. The Line 1 Storm Drain shall include the design of an energy dissipator to mitigate the concentration of flows discharged by the storm drain system. The energy dissipator shall be designed in a manner that would disperse the flows in order to re-create a sheet flow condition and would reduce the velocities discharged by the storm drain to a non-erosive rate. The Line 1 Storm Drain System shall be maintained by RCFC&WCD or other acceptable county entity. In order to complete, the construction of the Line 1 Systems, dedication will be required of the southerly portion of the ultimate Wickerd Road right-of-way, the right-of-way shall be required in connection with final engineering. To implement this condition the adjoining property owner of APN 466-220-027 has agreed and shall dedicate such property, right-of-way, and easements as required by RCFC&WCD for the design, construction and maintenance of the Line 1 Storm drain system.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12      0050-Transportation-MAP - OFF-SITE INFO      Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 13      0050-Transportation-MAP - PART-WIDTH      Not Satisfied

EI Centro Lane along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. A 6" concrete curb and gutter (project side) shall be constructed.

3. A 6" AC dike shall be constructed on the opposite side of the centerline.

or as approved by the Director of Transportation.

050 - Transportation. 14      0050-Transportation-MAP - SIGNING & STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

050 - Transportation. 15      0050-Transportation-MAP - SOILS 2      Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 16      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 17      0050-Transportation-MAP - TRANSPORTATION BENEFIT      Not Satisfied

Within 2 years of project approval or prior to recordation of the tract map, whichever comes first, the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17      0050-Transportation-MAP - TRANSPORTATION BENEFIT (c    Not Satisfied  
applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per  
unit. If payment is not made within the 2 year period, the applicant would be required to pay the  
following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All the contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the two (2) year period shall begin after the litigation is resolved.

If the contribution has been made to the Transportation Department to satisfy 20.TRANS.1, this condition shall be deemed met. If however, the contribution has not been made within two (2) years of project approval per 20.TRANS.1, this condition shall apply and the contribution shall be provided prior to recordation of the tract map.

\*\*\*This condition was modified by through TR36785M1\*\*\*

050 - Transportation. 18      0050-Transportation-MAP - TS/DESIGN      Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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50. Prior To Map Recordation

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050 - Transportation. 18      0050-Transportation-MAP - TS/DESIGN (cont.)      Not Satisfied

050 - Transportation. 19      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

NOTE: If cash-in-lieu is paid per 50.TRANS.20, the design shall be based on the geometrics above, however construction is not required.

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.

050 - Transportation. 20      0050-Transportation-MAP - UTILITY PLAN      Not Satisfied

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

050 - Transportation. 21      0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SL      Not Satisfied

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 21      0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SL      Not Satisfied  
satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. Prior To Grading Permit Issuance

BS-Grade

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

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

060 - BS-Grade. 2      0060-BS-Grade-MAP - DRNAGE DESIGN Q100      Not Satisfied

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

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

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

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

Grading in excess of 199 cubic yards will require a



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY (cont.)                      Not Satisfied  
performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied  
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied  
A notarized letter of permission 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.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP (cont.)                      Not Satisfied  
construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE 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. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied  
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - RECORDED ESMT REQ'D                      Not Satisfied  
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.

060 - BS-Grade. 11                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 12                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 12                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT (cont.)      Not Satisfied

Flood

060 - Flood. 1                              0060-Flood-MAP ADP FEES    Not Satisfied

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

060 - Flood. 2                              0060-Flood-MAP EROS CNTRL AFTER RGH GRAD    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.

060 - Flood. 3                              0060-Flood-MAP OFFSITE EASE OR REDESIGN    Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 4                              0060-Flood-MAP PHASING    Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4                      0060-Flood-MAP PHASING (cont.)                      Not Satisfied  
required prior to the recordation of the final map.

060 - Flood. 5                      0060-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 6                      0060-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the 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 grading 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.

060 - Flood. 7                      0060-Flood-MAP WRITTEN PERM CONC FLOWS                      Not Satisfied  
The proposed drainage concept proposes to combine onsite and offsite stormwater runoff and discharge concentrated and erosive flows onto the downstream property owner(s). Written authorization letter and/or drainage easement(s) from the affected property owner(s) for the release of concentrated and/or diverted storm flows shall be obtained. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. The recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the map. If such permission cannot be obtained, then the project shall be redesigned to discharge stormwater runoff in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions.

060 - Flood. 8                      0060-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied  
Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the tract boundaries . A copy of the written authorization shall be submitted to the District for review and approval.

060 - Flood. 9                      0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT                      Not Satisfied  
All flood control facilities should be constructed to District standards. All facilities that the District will

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Flood

060 - Flood. 9                      0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT (cont.)      Not Satisfied  
assume for maintenance will require the payment of a one  
time maintenance charge equal to the "present worth" value  
of 10 years of maintenance costs at the time of improvement  
plan approval.

Planning

060 - Planning. 1                      0060-Planning-MAP - COMMUNITY TRAIL ESMNT                      Not Satisfied  
The land divider/permit holder shall cause grading plans to  
be prepared which delineates grading adjacent to or within  
proposed trails as delineated on the TENTATIVE MAP. Said  
grading must conform to the trail standards of the  
Comprehensive General Plan.

060 - Planning. 2                      0060-Planning-MAP - CULTURAL RESOURCE PROF.                      Not Satisfied  
Prior to the issuance of grading permits, the  
developer/permit holder shall retain and enter into a  
monitoring and mitigation service contract with a qualified  
Archaeologist for services.  
The Project Archaeologist (Cultural Resource Professional)  
shall develop a Cultural Resources Monitoring Plan which  
must be approved by the County Archaeologist prior to  
issuance of grading permits.  
The Project Archaeologist shall be included in the  
pre-grade meetings to provide Construction Worker Cultural  
Resources Sensitivity Training including the establishment  
of set guidelines for ground disturbance in sensitive areas  
with the grading contractors and Native American Monitors.  
A sign-in sheet for attendees of this training shall be  
included in the Phase IV Monitoring Report.  
The Project Archaeologist shall manage and oversee  
monitoring for all initial ground disturbing activities and  
excavation of each portion of the project site including  
clearing, grubbing, tree removals, grading, trenching,  
stockpiling of materials, rock crushing, structure  
demolition and etc.  
The Project Monitor shall have the authority to temporarily  
divert, redirect or halt the ground disturbance activities  
to allow identification, evaluation, and potential recovery  
of cultural resources in coordination with the special  
interest monitors.  
The developer/permit holder shall submit a fully executed  
copy of the contract and a wet-signed copy of the  
Monitoring Plan to the Riverside County Planning Department  
to ensure compliance with this condition of approval.

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

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60. Prior To Grading Permit Issuance

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060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4                      0060-Planning-MAP - GRADING ELEVATIONS                      Not Satisfied

The project site is located adjacent to a planned high school and recreational public park . The land divider or successor in interest shall coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure grading is level between the project site, high school and recreational park which will support pedestrian connectivity between the project site and facilities, to the satisfaction of the Planning Director. The grading shall include handicap accessible 15' minimum wide paseos that incorporate design features that deter criminal behavior. Prior to issuance of the first grading permit, the land divider shall provide documentation to the Planning Director demonstrating that the grading design complies with this condition of approval.

060 - Planning. 5                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 6                      0060-Planning-MAP - MM 4.10-2                      Not Satisfied

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES no.

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60. Prior To Grading Permit Issuance

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060 - Planning. 6                      0060-Planning-MAP - MM 4.10-2 (cont.)                      Not Satisfied  
CAS618033, Order No. R8-2002-0011 for projects within  
Riverside County or the permits in place at the time of  
construction.

060 - Planning. 7                      0060-Planning-MAP - MM 4.13-1                      Not Satisfied  
Per MM 4.13-1, prior to approval of grading plans and/or  
issuance of building permits, plans shall include a  
requirement that noise-generating Project construction  
activities shall not occur between the hours of 6:00 p.m.  
to 6:00 a.m. during the month 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 during weekdays, except  
in emergencies.

060 - Planning. 8                      0060-Planning-MAP - MM 4.13-14                      Not Satisfied  
Per MM 4.13-14, prior to the issuance of a grading permit,  
the applicant shall retain a qualified  
contractor/consultant and have that contractor/consultant  
prepare a comprehensive Blasting Plan for this grading  
activity, as appropriate, and to the extent blasting  
required.

This plan shall include, at a minimum, the following  
aspects/infor-mation:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole,  
number of holes per shot, stemming, burden, weight/volume  
of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and  
air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations  
and noise impacts on all uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by  
blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by  
blasting relative to the hydrologic characteristics of the  
rock body.
- 8.Recommendations for minimizing any potential drilling and  
blasting impacts, as appropriate.
- 9.All necessary blasting permits.

060 - Planning. 9                      0060-Planning-MAP - MM 4.5-4                      Not Satisfied  
Per MM 4.5-4, prior to issuance of grading permits for the  
project site, the site developer shall implement the

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Planning

060 - Planning. 9                      0060-Planning-MAP - MM 4.5-4 (cont.)                      Not Satisfied

Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

060 - Planning. 10                      0060-Planning-MAP - MM 4.6-4                      Not Satisfied

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. 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. Monitoring 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 the archaeological monitoring will be determined in consultation with the Native American monitor. The archaeological monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources, in consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall



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060 - Planning. 10                      0060-Planning-MAP - MM 4.6-4 (cont.)                      Not Satisfied

submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 11                      0060-Planning-MAP - MM 4.9-4                      Not Satisfied

Per MM 4.9-4, prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the property waste management system.

060 - Planning. 12                      0060-Planning-MAP - MM 4.9-5                      Not Satisfied

Per MM 4.9-5, prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- a. Explosive handling
- b. Chemical exposure
- c. Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

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060 - Planning. 12                      0060-Planning-MAP - MM 4.9-5 (cont.)

Not Satisfied

c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

g. Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).

h. Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.

i. Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

j. Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

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060 - Planning. 12                      0060-Planning-MAP - MM 4.9-5 (cont.)

Not Satisfied

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
- 3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.
- 4.When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.
- 5.Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.
- 6.Tools used for the opening of containers of explosive materials shall be made of non sparking materials.
- 7.Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.
- 8.Explosive materials shall not be abandoned.
- 9.Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

060 - Planning. 13                      0060-Planning-MAP - NATIVE AMERICAN MONITOR

Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with

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Planning

060 - Planning. 13                      0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.)      Not Satisfied

a Tribal monitor(s) from the appropriate LUISENO Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 14                      0060-Planning-MAP - PALEO PRIMP & MONITOR                      Not Satisfied

This site is mapped in the County's General Plan as having

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Planning

060 - Planning. 14                      0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied

a High potential for paleontological resources (fossils).  
Proposed project site grading/earthmoving activities could  
potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading  
operations.

2.Description of the level of monitoring required for all  
earth-moving activities in the project area.

3.Identification and qualifications of the qualified  
paleontological monitor to be employed for grading  
operations monitoring.

4.Identification of personnel with authority and  
responsibility to temporarily halt or divert grading  
equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately  
reported to the property owner who in turn will immediately  
notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological  
monitor to quickly salvage fossils as they are unearthed to  
avoid construction delays.

7.Sampling of sediments that are likely to contain the

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Planning

060 - Planning. 14                      0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)                      Not Satisfied  
remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 15                      0060-Planning-MAP - PALEO PRIMP AND MONITOR                      Not Satisfied

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Planning

060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

County Paleontological Report (PDP) No. 1496, prepared by Harry Quinn (CRM Tech) concluded the project's potential to impact significant paleontological resources are high.  
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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060 - Planning. 15                      0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.)    Not Satisfied

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

060 - Planning. 16                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed



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Planning

060 - Planning. 16                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont.    Not Satisfied

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 paleontological resources.

060 - Planning. 17                      0060-Planning-MAP - PLANNING DEPT REVIEW                      Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 18                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 19                      0060-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 170 acres (gross) in accordance

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Planning

060 - Planning. 19                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

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.

060 - Planning. 20                      0060-Planning-MAP- FENCING FOR CULTURAL AREA                      Not Satisfied

Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be determined and agreed upon between the Native American Tribes and the Applicant.

060 - Planning. 21                      0060-Planning-MAP- MM 4.6-1 (2)                      Not Satisfied

The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe. This site shall be protected by a fence and maintained as part of the community park that will be constructed by the proposed project. In consultation with Native American tribal representatives, a plaque or kiosk explaining the significance of the Native American archaeological resources at this site shall be developed, installed and maintained at this site. The site shall be protected from future trespass but shall be accessible to any Native American or professional archaeologist for future study with approval of the participating Native American tribal representatives. This mitigation measure is repeated in the 90 series.

060 - Planning. 22                      0060-Planning-MAP- MM 4.6-10                      Not Satisfied

In the event that cultural resources are inadvertently unearthed during earth-moving activities for the Project, all earth-disturbing activities within a 100-foot radius of the area of discovery shall cease. The project archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find and determine appropriate avoidance and/or mitigation. If avoidance of the resources is determined not to be feasible by the County, in consultation with Native American monitor, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and which shall take in to account tribal preferences and sensitivity concerns. After the find has been appropriately avoided or mitigated and cleared by the County, the Project cultural resources professional and, the Native American monitor, work in the area may resume. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If the developer/permit holder,

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60. Prior To Grading Permit Issuance

Planning

- |   |                                      |               |
|---|--------------------------------------|---------------|
| 060 - Planning. 22  | 0060-Planning-MAP- MM 4.6-10 (cont.) | Not Satisfied |
| <p>the Project archaeologist and the Native American monitor cannot agree on the significance of or the avoidance or mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.</p> |                                      |               |
| 060 - Planning. 23  | 0060-Planning-MAP- MM 4.6-6          | Not Satisfied |
| <p>The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>  |                                      |               |
| 060 - Planning. 24  | 0060-Planning-MAP- MM 4.6-7          | Not Satisfied |
| <p>Within 50 feet of the boundaries of P-33-002007 &amp; P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.</p>  |                                      |               |
| 060 - Planning. 25  | 0060-Planning-MAP- MM 4.6-8          | Not Satisfied |
| <p>The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous</p>   |                                      |               |

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Planning

060 - Planning. 25                      0060-Planning-MAP- MM 4.6-8 (cont.)                      Not Satisfied

archaeological investigations. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

060 - Planning. 26                      0060-Planning-MAP- MM 4.6-9                      Not Satisfied

Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recom-mendations as determined in the Agreement prepared under MM 4.6-4 & 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD- - BIOLOGICAL MONITORING                      Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD- - BIOLOGICAL MONITORING (cont.)    Not Satisfied  
plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

060 - Planning-EPD. 2            0060-Planning-EPD- - HMMP/MITIGATION CREDITS            Not Satisfied  
Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 3            0060-Planning-EPD- - IMPLEMENT DBESP            Not Satisfied  
Prior to issuance of grading permits for the project area, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document (prepared by PCR Services Corporation and dated April, 2015) and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text in the DBESP. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that

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Planning-EPD

060 - Planning-EPD. 3            0060-Planning-EPD- - IMPLEMENT DBESP (cont.)            Not Satisfied  
this is the minimum habitat required to offset the impacts  
to water resources on the project site.

060 - Planning-EPD. 4            0060-Planning-EPD- - NESTING BIRD SURVEY            Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, 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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building 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 EPD for review, documenting the results of the survey.

060 - Planning-EPD. 5            0060-Planning-EPD- - PERMANENT FENCING PLAN            Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation shall

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Planning-EPD

060 - Planning-EPD. 5            0060-Planning-EPD- - PERMANENT FENCING PLAN (con)    Not Satisfied

be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6            0060-Planning-EPD- -30 DAY BURROWING OWL            Not Satisfied

Pursuant to Objectives 5 & 6 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. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and 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.

Transportation

060 - Transportation. 1            0060-Transportation-MAP - CONSTRUCTION MIT MEASURI    Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1            0060-Transportation-MAP - CONSTRUCTION MIT MEASUR    Not Satisfied

The MM number corresponds to the mitigation number in the project EIR.

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

Per MM 4.13-4, prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.

060 - Transportation. 2            0060-Transportation-MAP - SUBMIT GRADING PLAN            Not Satisfied

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

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



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2            0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.)    Not Satisfied

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3            0060-Transportation-MAP - TRANSPORTATION BENEFIT            Not Satisfied

Prior to issuance of a grading permit, the applicant shall  
provide its contribution to the Transportation Department  
in the amount of \$2,000 per unit. The contribution is  
to be used to fund the Scott Road Interchange Project.  
In the event the Interchange Project is fully funded  
without this contribution, the funds will be directed  
to fund other transportation improvement projects the  
Southwest Area Plan. This contribution is an extraordinary  
benefit of the project. This is intended to be in addition  
to any required Transportation Uniform Mitigation Fee  
(TUMF) or Development Impact Fee (DIF).

NOTE: This condition outlines a separate contribution from  
the contribution identified in 20.TRANS.1 and  
50.TRANS.22.

\*\*\*This condition was modified by the Planning Commission  
on June 15, 2016.\*\*\*

060 - Transportation. 4            0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF    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/Public-Works-  
Bidding-Requirements.](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements)

70. Prior To Grading Final Inspection

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-MAP - CURATION AGREEMENT                      Not Satisfied

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. 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 shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2                      0070-Planning-MAP - PALEO MONITORING REPORT                      Not Satisfied

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 3                      0070-Planning-MAP - PALEO MONITORING REPORT                      Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3                      0070-Planning-MAP - PALEO MONITORING REPORT (cont.    Not Satisfied  
to the Western Center, the San Bernardino County Museum and  
Los Angeles County Museum of Natural History, at a minimum,  
for incorporation into their Regional Locality Inventories.

070 - Planning. 4                      0070-Planning-MAP - PHASE IV REPORT                      Not Satisfied

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

070 - Planning. 5                      0070-Planning-MAP- MM 4.6-11                      Not Satisfied

A Phase IV Monitoring Report, prepared by the Project  
archaeologist, that complies with the Riverside County  
Planning Department's requirements for such reports shall  
be submitted to the County Archaeologist documenting  
monitoring activities conducted by the Qualified  
Archaeologist and Native American monitor within 60 days of  
completion of grading. The report shall follow the County  
of Riverside Planning Department Cultural Resources  
(Archaeological) Investigations Standard Scopes of Work  
posted on the TLMA website. This report shall document the  
impacts to the known resources on the property; describe  
how each mitigation measure pertaining to the four sites on  
the property was fulfilled; document the type of cultural  
resources recovered and the disposition of such resources;  
provide evidence of the required cultural sensitivity  
training for the construction staff held during the  
required pre-grade meeting; and, in a confidential  
appendix, include the daily/weekly monitoring notes from  
each archaeological and Native American monitor. All  
reports produced will be submitted to the County of  
Riverside, Eastern Information Center and the appropriate  
Native American tribe.

80. Prior To Building Permit Issuance

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80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

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.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.)                      Not Satisfied

Approved water plans must be a the job site.

080 - Fire. 2                      0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER                      Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES                      Not Satisfied

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2                      0080-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

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

080 - Flood. 3                      0080-Flood-MAP SUBMIT PLANS                      Not Satisfied

A copy of the 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 building 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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80. Prior To Building Permit Issuance

Flood

080 - Flood. 4                      0080-Flood-MAP ZONE 7 PRESENT WORTH MAINT                      Not Satisfied

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

Planning

080 - Planning. 1                      0080-Planning-MAP - ACOUSTICAL STUDY                      Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file four (4) 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),

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Planning

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied  
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:

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 nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 5                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied  
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN                      Not Satisfied  
A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (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.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved DESIGN MANUAL.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

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### Planning

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this



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Planning

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied  
subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 7                      0080-Planning-MAP - MM 4.13-17                      Not Satisfied  
Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

080 - Planning. 8                      0080-Planning-MAP - MM 4.18.3-2                      Not Satisfied  
Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.

080 - Planning. 9                      0080-Planning-MAP - MM 4.3-1                      Not Satisfied  
Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

080 - Planning. 10                      0080-Planning-MAP - MM 4.4-19                      Not Satisfied  
Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage

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Planning

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 (cont.)

Not Satisfied

calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
9. Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
10. Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
11. Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

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080 - Planning. 11                      0080-Planning-MAP - MM 4.4-20                      Not Satisfied

Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:

1. Landscaping palette emphasizing drought tolerant plants;
2. Use of water-efficient irrigation techniques; and
3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

080 - Planning. 12                      0080-Planning-MAP - MM 4.4-23                      Not Satisfied

Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.

080 - Planning. 13                      0080-Planning-MAP - MM 4.4-24                      Not Satisfied

Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.

080 - Planning. 14                      0080-Planning-MAP - MM 4.6-2                      Not Satisfied

Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

080 - Planning. 15                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

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080 - Planning. 15                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (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 Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 16                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied  
Roof-mounted mechanical equipment shall not be permitted

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080 - Planning. 16                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.      Not Satisfied  
within the subdivision, however, solar equipment or any  
other energy saving devices shall be permitted with County  
Planning Department approval.

080 - Planning. 17                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Menifee Unified School District shall be  
mitigated in accordance with California State law.

080 - Planning. 18                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed  
underground.

080 - Planning. 19                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing 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, the DESIGN MANUAL, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality

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Planning

080 - Planning. 19                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

F. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

G. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-MAP - MSHCP UWIG                      Not Satisfied

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

\*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

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Planning-EPD

080 - Planning-EPD. 1            0080-Planning-EPD-MAP - MSHCP UWIG (cont.)            Not Satisfied

\*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure 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 on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

\*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

\*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

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Planning-EPD

080 - Planning-EPD. 1            0080-Planning-EPD-MAP - MSHCP UWIG (cont.)            Not Satisfied

Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

080 - Planning-EPD. 2            0080-Planning-EPD-MAP - PERMANENT FENCE INSTALL            Not Satisfied

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

080 - Transportation. 1            0080-Transportation-MAP - 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 other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at the intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.





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BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - BMP GPS COORDINATES (cont.)                      Not Satisfied

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

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRDG APPROVAL                      Not Satisfied

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

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

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S                      Not Satisfied

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited

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BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.)                      Not Satisfied  
to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied  
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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BS-Grade

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION (cont.)      Not Satisfied

BS-Plan Check

090 - BS-Plan Check. 1                0090-BS-Plan Check-BP - MSHCP FEE/ORDS 810 & 875      Not Satisfied

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

Flood

090 - Flood. 1                            0090-Flood-MAP 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 residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

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 in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                            0090-Flood-MAP FACILITY COMPLETION                                      Not Satisfied

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3                            0090-Flood-MAP IMPLEMENT WQMP                                      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

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Flood

090 - Flood. 3                      0090-Flood-MAP IMPLEMENT WQMP (cont.)                      Not Satisfied  
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                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied  
The permitter walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied  
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied  
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4                      0090-Planning-MAP - MITIGATION MONITORING                      Not Satisfied  
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and  
  
Environmental Impact Report No. 542.  
  
The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5                      0090-Planning-MAP - MM 4.10-4                      Not Satisfied  
Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.

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Planning

090 - Planning. 6

0090-Planning-MAP - MM 4.11-1

Not Satisfied

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. This fee is based on the 2009 WRCOG TUMF Nexus Study as used in the Urban Crossroads analysis, La Ventana Ranch Highway 79 Policy Area Evaluation, dated May 20, 2015. The fee to be paid shall be adjusted using the most updated WRCOG TUMF Nexus Study unit cost estimates. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy. This condition was modified by the Planning Commisison on June 15, 2016.

090 - Planning. 7

0090-Planning-MAP - MM 4.13-15

Not Satisfied

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

The improvements listed in this measure shall be offered to

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Planning

090 - Planning. 7                      0090-Planning-MAP - MM 4.13-15 (cont.)                      Not Satisfied  
the existing residents along Garbani Road and included in  
the future residences exposed to noise from the high school  
athletic field(s).

090 - Planning. 8                      0090-Planning-MAP - MM 4.4-29                      Not Satisfied  
Per MM 4.4-29, the applicant shall provide a brochure to  
future residents displaying transportation information in a  
prominent area accessible to residents and a kiosk at park  
locations.

090 - Planning. 9                      0090-Planning-MAP - MM 4.6-1                      Not Satisfied

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:  
1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:

b. The site boundaries shall be identified.

c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.

d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.

e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.

f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-MAP - MM 4.6-1 (cont.)                      Not Satisfied  
controlling access shall be identified at the County's discretion.

090 - Planning. 10                      0090-Planning-MAP - MM 4.9-3                      Not Satisfied

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR).

090 - Planning. 11                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-wide Parks and Recreation District.

090 - Planning. 12                      0090-Planning-MAP - RCA BENEFIT                      Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 13                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the



Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 13                      0090-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

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 170 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. 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.

090 - Planning. 14                      0090-Planning-MAP- RCA BENEFIT                      Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 15                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied  
improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2      0090-Transportation-MAP - LANDSCAPING      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - LANDSCAPING (cont.)            Not Satisfied  
(or within easements adjacent to the public rights-of-way),  
in accordance with Ordinance 461, Comprehensive Landscaping  
Guidelines & Standards, and Ordinance 859.

090 - Transportation. 3            0090-Transportation-MAP - STREETLIGHTS INSTALL            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. For  
projects within Imperial Irrigation District (IID) use  
(IID's) pole standard. Streetlight annexation into L&LMD or  
similar mechanism as approved by the Transportation  
Department shall be completed.

It shall be the responsibility of the Developer to ensure  
that streetlights are energized along the streets of those  
lots where the Developer is seeking Building Final  
Inspection (Occupancy).

090 - Transportation. 4            0090-Transportation-MAP - TS/INSTALLATION            Not Satisfied  
The project proponent shall be responsible for the design  
and construction of traffic signal(s) at the intersections  
of:

Signals eligible for fee credit if installed in the  
ultimate location:

Leon Road (NS) at Scott Road (EW)  
The project proponent may pay cash-in-lieu of  
improvements. The cash-in-lieu amount shall be 33% of the  
total cost to design and construct the traffic signal,  
including associated street improvements, survey, and  
inspection. No fee credit will be given if cash-in-lieu  
is paid.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project  
proponent shall contact the Transportation Department and  
enter into an agreement for signal mitigation fee credit or  
reimbursement prior to start of construction of the signal.  
All work shall be pre-approved by and shall comply with  
the requirements of the Transportation Department and the  
public contract code in order to be eligible for fee credit  
or reimbursement.

090 - Transportation. 5            0090-Transportation-MAP - UTILITY INSTALL            Not Satisfied

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5      0090-Transportation-MAP - UTILITY INSTALL (cont.)      Not Satisfied

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

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

090 - Transportation. 6      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1      0090-Waste Resources-MAP - 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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE           | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP         | <input type="checkbox"/> VESTING MAP            |

MINOR CHANGE      Original Case No. TTM # 36785

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Global Investment Pool LLC

Contact Person: Jeff Enes      E-Mail: jenes@ihpinc.com

Mailing Address: 100 Bayview Circle, Suite 2000  
Newport Beach      CA      92660  
City      State      ZIP

Daytime Phone No: (949) 945-2290      Fax No: (\_\_\_\_) None

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: Farrish Haddad      E-Mail: farrish@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Corona      CA      92880  
City      State      ZIP

Daytime Phone No: (951) 279-1800 ext. 170      Fax No: (951) 279-4380

Property Owner Name: JVRL - 220, LLC

Contact Person: James A. Lytle      E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

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 SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Wickard Rd., South of Garbani Rd., East of El Centro Ln., West of Brandon Ln.

**SUBDIVISION PROPOSAL:**

Map Schedule: N/A Minimum Developable Lot Size: 5,000 SF  
Number of existing lots: 9 Number of proposed developable lots: \_\_\_\_\_  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 14 Subdivision Density: 2.99 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). CZ 7856 / TIM 36785 / GPA 1129  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): 542

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): See attached EIR Technical Appendicies TOC.

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: Global Investment Pool LLC

Address: 100 Bayview Circle, Suite 2000, Newport Beach, CA 92660

Phone number: 949-945-2290

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 466-210-029, 030, 031, 032, 033, 034, 036, & 038

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: See attached signature page Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 08/03/18



## 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:

**TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required**  
– EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – **REQUEST: Tentative Tract Map No. 36785 Minor Change No. 1**, is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule “A” subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 sq. ft. to 7,000 sq. ft.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **MARCH 18, 2020**  
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 Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@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 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Gabriel Villalobos  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 04, 2020,

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

APN (s) or case numbers TR36785M1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

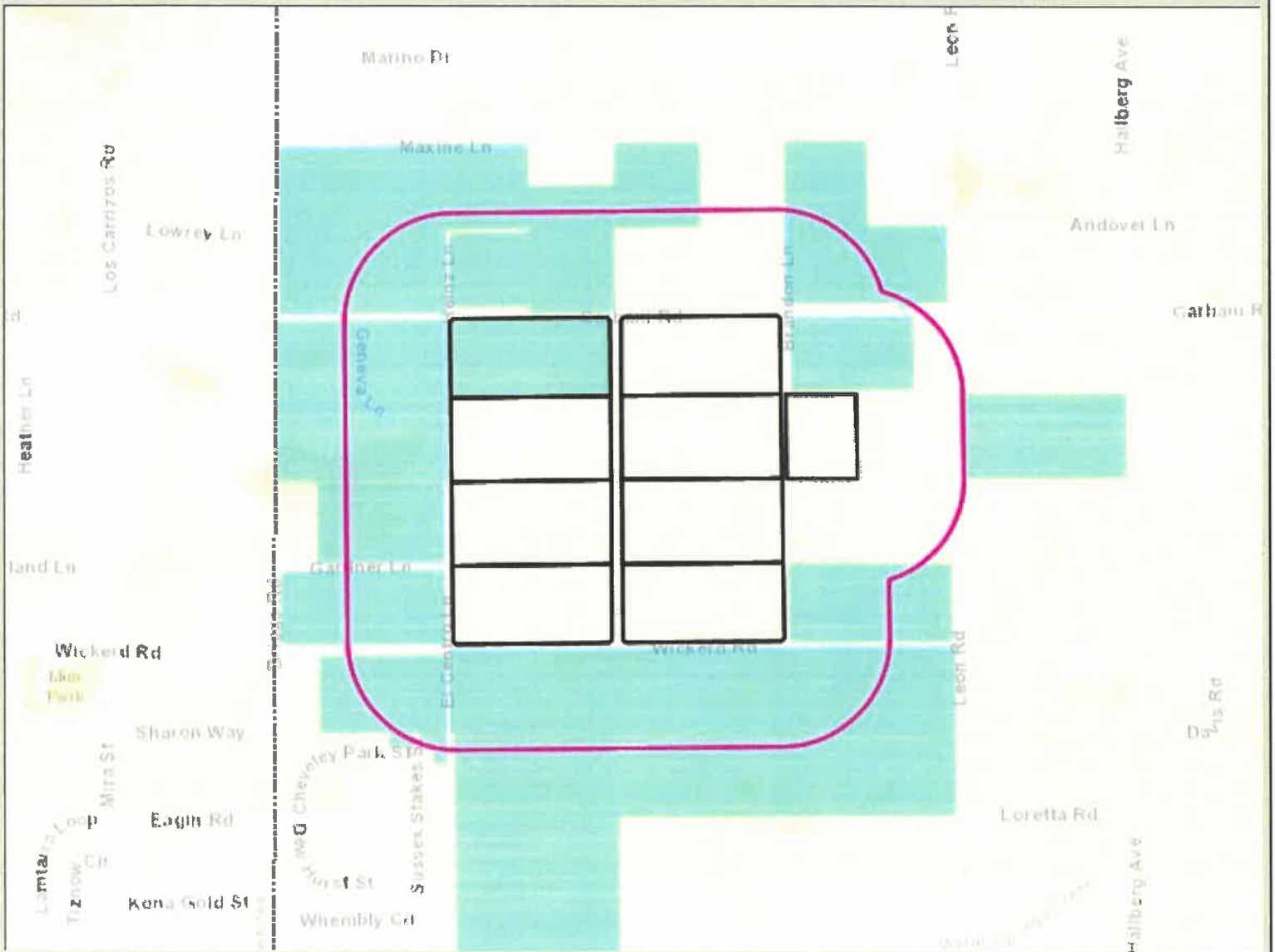
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

TR36785M1 ( 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... 3/3/2020 4:26:15 PM

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466130009  
JMB LEGACY PROP  
PO BOX 298  
WENDELL ID 83355

466130011  
LARRY K. VANLIEW  
31580 CORTE ROSARIO  
TEMECULA CA 92592

466130025  
DAVID RAY BURCH  
30464 STEIN WAY  
HEMET CA 92543

466130027  
CARMEN JIMENEZ  
30940 GARBANI RD  
WINCHESTER CA 92596

466130028  
WENDY L. BOND  
1769 OAK ST  
LAKE OSWEGO OR 97034

466130031  
SHARON R. GAMBILL  
P O BOX 2288  
SUN CITY CA 92586

466130033  
THOMAS J. SCHNEIDER  
3525 ROSE AVE  
LONG BEACH CA 90807

466130036  
ANNE HYMAN  
201 S LAKE AVE NO 600  
PASADENA CA 91101

466130045  
MARILEE ELLEN HILL  
30300 GARBANI RD  
MENIFEE CA 92584

466130046  
LYLE L. CHRISTENSEN  
14797 SUNRISE HILL  
RIVERSIDE CA 92508

466130047  
CYNTHIA E. CARROLL  
20221 PEAR CIR  
PERRIS CA 92570

466130051  
MARIA RAMIREZ  
31780 BRIGGS RD  
MENIFEE CA 92584

466130052  
RICHARD DENNIS SCALES  
31800 BRIGGS RD  
MENIFEE CA 92584

466210011  
HILDA HERNANDEZ  
1001 FLINTROCK RD  
DIAMOND BAR CA 91765

466210012  
HERNANDEZ 2011 FAMILY TRUST DATED  
2621 W LA HABRA BLVD  
LA HABRA CA 90631

466210013  
VICKI LYNN ROMBERGER  
32100 GENEVA LN  
MENIFEE CA 92584

466210014  
ROBERT L. ROBINSON  
14465 BUSH ST  
RIVERSIDE CA 92508

466210019  
AUSTREBERTO MONGE  
30145 GARDNER LN  
MENIFEE CA 92584

466210020  
RONALD W. WYSCARVER  
30155 GARDNER LN  
MENIFEE CA 92584

466210021  
WADE L. RICHARDS  
30735 GARBONI RD  
WINCHESTER CA 92596

466210022  
GRANT BECKLUND  
30811 GARBANI RD  
WINCHESTER CA 92596

466210023  
RUSSELL WINKLER  
10746 FRANCIS PL NO 327  
LOS ANGELES CA 90034

466210026  
RICHARD M. BATES  
30076 GARDNER LN  
MENIFEE CA 92584

466210027  
PHILIP R. SHANE  
30220 GARDNER LN  
MENIFEE CA 92584

466210028  
SHARON K. SHEPARD  
1041 N CALIFORNIA AVE  
LA PUENTE CA 91744

466210029  
GLOBAL INV POOL  
100 BAYVIEW CIR STE 2000  
NEWPORT BEACH CA 92660

466210037  
PERRIS UNION HIGH SCHOOL DIST  
155 E 4TH ST  
PERRIS CA 92570

466220003  
CALVARY CHAPEL OF MENIFEE  
29220 SCOTT RD  
MENIFEE CA 92584

466220020  
DARRYL K. BENDER  
18267 MARBRISE ABANITA  
MURRIETA CA 92562

466220021  
JONG DUK KIM  
16288 CAMEO CT  
WHITTIER CA 90604

466220022  
JENELLE MARIE JACKSON  
32575 EL CENTRO LN  
MENIFEE CA 92584

466220027  
KGK RIVERSIDE PROP  
2309 WEYBRIDGE LN  
LOS ANGELES CA 90077

466220029  
HYUN JAEIHM  
1 HEATH WAY  
S BARRINGTON IL 60010

466330002  
KIM INV  
1360 ARBOLITA DR  
LA HABRA CA 90631

466381016  
THERESSIA HOLLIS  
30220 CHEVELEY PARK ST  
MENIFEE CA 92584

466381017  
KEVIN MCNEELEY  
30240 CHEVELEY PARK ST  
MENIFEE CA 92584

466382001  
ANDREW MORALES  
200 RUTHERFORD WAY  
JACKSONVILLE NC 28540

466382005  
ROBERT HAWKINS  
32675 EL CENTRO LN  
MENIFEE CA 92584

466382006  
BENITO SANCHEZ  
10001 W FRONTAGE RD OFC  
SOUTH GATE CA 90280

**Applicant/Owner:**

Global Investment Pool LLC  
c/o Jeff Enes  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660

**Applicant/Owner:**

Global Investment Pool LLC  
c/o Jeff Enes  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660

**Engineer/Rep:**

K&A Engineering, Inc.  
c/o Farris Haddad  
357 N. Sheridan St., Suite 117  
Corona, CA 92880

**Engineer/Rep:**

K&A Engineering, Inc.  
c/o Farris Haddad  
357 N. Sheridan St., Suite 117  
Corona, CA 92880

**Owner:**

JVRL – 220, LLC  
c/o James A. Lytle  
41391 Kalmia Street, Suite 200  
Murrieta, CA 92562

**Owner:**

JVRL – 220, LLC  
c/o James A. Lytle  
41391 Kalmia Street, Suite 200  
Murrieta, CA 92562

**Non-County Agencies:**

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612