



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MARCH 24, 2021

**Planning
Commissioners
2021**

1st District
Carl Bruce
Shaffer
Chairman

2nd District
David Leonard
Vice-Chairman

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroenke

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

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting.

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

- 1.0 **CONSENT CALENDAR:** 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 **PLOT PLAN WIRELESS NO. 190006 – RECEIVE and FILE – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: J5 Infrastructure Partner's, LLC on behalf of AT&T – Engineer/Representative: Casa Industries c/o Luis Cardona – Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (RUR-RR) – Location: Northerly of 21st Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road – 1.25 Acres – Zoning: One Family Dwellings (R-1-1/4) – **REQUEST:** Receive and File the Planning Director's decision of approval on February 2, 2021 of Plot Plan Wireless No. 190006 to construct a 50-foot mono-palm wireless communication facility with live palm trees, including 12 panel antennas, 36 Remote Radio Units (RRUs), two (2) microwave antennas, six (6) surge protectors, one (1) Global Positioning System (GPS) antenna, utility cabinets, one (1) A/C unit, and one (1) 30kW diesel generator within approximate 1,008 sq. ft. lease area, surrounded by a 6-foot high fence barrier. APN: 647-080-007. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- 1.2 **STAY OF TIME for TENTATIVE PARCEL MAP NO. 36564** – Applicant: TSG Cherry Valley, LP/Brian Rupp – Engineer: Albert A Webb Associates/Haley Franco & Nicole Torstvet – Fifth Supervisorial District – Cherry Valley District Zoning Area – The Pass Area Plan – Community Development: Light Industrial (LI) – Open Space: Recreation (OP-R) – Location: Northerly of Cherry Valley Boulevard, easterly of San Bernardino Freeway (Interstate 10), and southerly of Redlands Road – 230 Gross Acres – Zoning: Industrial Park (I-P) – Controlled Development (W-2) – Approved Project Description: The Tentative Parcel Map proposes a Schedule "E" subdivision of 229 acres into four (4) parcels, including two (2) industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as

natural open space. **REQUEST:** Stay of Time Request for Tentative Parcel Map No. 36564, extending the approval date of the map to July 7, 2020 to reflect the approximately 31 months the project was in litigation pursuant to Cal. Govt. Code Section 66463.5(e) and Section 8.4(F) of Ordinance No. 460. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

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

NONE

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

NONE

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

4.1 CHANGE OF ZONE NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: WST Group USA, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 19.58 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 1900018 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for two (2) parcels on 19.58 acres – APN's: 933-120-039 and 933-120-040. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

4.2 CHANGE OF ZONE NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: The Lin Hu Revocable Living Trust – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 9.55 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Light Agriculture (10 Acres Minimum) (A-1-10) – **REQUEST:** Change of Zone No. 1900019 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for one (1) parcel on 9.55 acres. APN: 937-120-038. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

4.3 CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ200063 – Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Nagggar – Engineer/Representative: Joshua Nagggar and Shade Awad – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Grand Avenue, westerly of Corydon Road, southerly of Union Street, and easterly of Gill Lane – 2.97 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would reside within Units B and G, totaling 9,875 sq. ft., within the existing 24,213 sq. ft. commercial building for the shopping center. Unit B would consist of 2,325 sq. ft. for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sq. ft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sq. ft. for packaging and deliveries; all totaling 7,550 sq. ft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. The associated Development Agreement No. 2000012 (DA2000012), has a term of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. APN: 370-310-007. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.4 GENERAL PLAN AMENDMENT NO. 200001 and CHANGE OF ZONE NO. 1900051 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Wah Taking – Engineer/Representative: Massoud Ghiam – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – 0.13 Acres – Location: Southeasterly of Evergreen Street and southwesterly of Grand Avenue – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The General Plan Amendment is a proposal to change the Land Use designation from Community Development: Commercial Retail (CD-

CR) to Community Development: Medium Density Residential (CD-MDR) on the 0.13 acre parcel. The Change of Zone is a proposal to change the existing zoning classification from General Commercial (C-1/C-P) to One-Family Dwellings (R-1) on the 0.13-acre parcel. The purpose behind the General Plan Amendment and Change of Zone is to be able to construct a one family dwelling on the property. A one family dwelling is not permitted by the current zoning on the property. APN: 381-273-004. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.5 **CONDITIONAL USE PERMIT NO. 190031 and DEVELOPMENT AGREEMENT NO. 1900019 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: F2-Palm Desert, LLC – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Varner Road, easterly of Berkey Drive, southerly of Wildcat Drive, and westerly of Washington Street – 0.5 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 190031 proposes to use an existing building as a storefront for a retail cannabis business and office space related to cannabis business. Development Agreement No. 1900019 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes Area. APN: 748-370-011. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.6 **CONDITIONAL USE PERMIT NO. 190034 and DEVELOPMENT AGREEMENT NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: EEL – Riverside County, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Adelaide Street, easterly of Front Street, and southerly of Northshore Street – 0.64 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Development Agreement No. 1900022 would impose a lifespan on the proposed cannabis project and provide community benefit to the Thousand Palms District. Conditional Use Permit No. 190034 proposes to use an existing 7,734 sq. ft. building as a storefront for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 sq. ft. of the entire building. APN: 650-360-021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.7 **DEVELOPMENT AGREEMENT NO. 1900020, CONDITIONAL USE PERMIT NO. 190032, CHANGE OF ZONE NO. 190035 and CHANGE OF ZONE NO. 2100007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ190114 – Applicant: CPR Winchester, LLC – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Northerly of Taylor Street, easterly of Winchester Road, southerly of Wesley Street, and westerly of Whittier Avenue – 0.31 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Development Agreement No 1900020 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includeds terms for providing a community benefit to the Winchester Area. Conditional Use Permit No. 190032 is a proposal to utilize an existing building to establish and operate a 900 sq. ft. cannabis retail facility with delivery on a 0.31-acre lot with parking and landscaping. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The text of Section 19.519.A.3 is proposed to be “Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility. This distance shall be measured from the nearest point of entry for consumers of the commercial cannabis dispensary to the nearest point of entry for consumers of a smoke shop or similar facility as measured along the shortest pedestrian or vehicular path of travel, whichever is shorter. APN: 463-117-049. Project Planner: Mina Morgan at (951) 955-6035 or email at mimorgan@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION

NONE

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 PLANNING DIRECTOR’S REPORT

9.0 PLANNING COMMISSIONERS’ COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

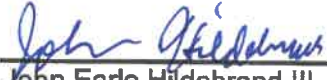
Agenda Item No.

1 . 1

Planning Commission: March 24, 2021

PROPOSED PROJECT

Case Number(s):	PPW190006	Applicant(s):	J5 Infrastructure Partners, LLC c/o Melissa Francisco
CEQA Exempt	Sections 15303, 15304, 15061	Representative(s):	Casa Industries c/o Luis Cardona
Area Plan:	Western Coachella Valley		
Zoning Area/District:	Sky Valley District		
Supervisory District:	Fourth District		
Project Planner:	Jay Olivas		
Project APN(s):	647-080-007		


John Earle Hildebrand III
Planning Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190006 (PPW190006) proposes to construct an unmanned, wireless communication facility, for AT&T: The project specifically proposes a 50-foot mono-palm with three (3) live palm trees, 1,008 square foot leasing area, twelve (12) panel antennas, thirty-six (36) RRUs, two (2) microwave antennas, six (6) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets and one (1) standby diesel generator. Additionally, the project includes a 12-foot wide non-exclusive access path from Hot Springs Road.

The project site is located northerly of 22nd Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road in Sky Valley.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on February 2, 2021.

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

FOUND the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061 (b) (3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

APPROVED **Plot Plan Wireless No. 1900006 (PPW190006)**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential (RR) (5-Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Desert (RD)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Rural Residential (RR)
Existing Zoning Classification:	R-1-1¼
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One Family Dwellings (R-1-1¼)
East:	One-Family Dwellings (R-1-1¼)
South:	One Family Dwellings (R-1-1¼); R-A-1¼
West:	One-Family Dwellings (R-1-1¼)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant Land
South:	Community Center
East:	Single Family Residences
West:	Vacant Land

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	1.25 Acres	
Proposed Lease Area (SQFT): Mono-palm Height (FT):	Cell Site Project Area is 1,008 sq. ft. Disguised mono- palm is 50 feet.	50-feet max.

Located Within:

City's Sphere of Influence:	No
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Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – RCFC (non-habitable structure)
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – West Deception Canyon Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The project site is located northerly of 22nd Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road in Sky Valley within the unincorporated Riverside County. The project

site is approximately 1.25 acres on vacant land. The project site is predominately surrounded by vacant land and one family dwellings. The project site's General Plan land use designation is Rural: Rural Residential (RUR: RR) and zoned One Family Dwellings (R-1-1¼).

Zoning/Development Standards

The applicant has identified the general location/footprint of development on the parcel to show compliance with the applicable development standards of the Ordinance No. 348, specifically the One Family Dwellings R-1-1¼ Zoning Classification (Article VI) and Wireless Communication Facility (Article XIXg). The R-1-1¼ zone generally permits one-family dwellings, field crops, limited animal keeping, home occupations, and allows a range of other land uses with the approval of a land use permit. The proposed project is consistent with the One Family Dwellings (R-1-1¼) zone since disguised wireless communication facilities are allowed in the zone subject to 50-foot height limit which disguised wireless communication facility is proposed under PPW190006.

General Plan

The Project site has a General Plan Foundation Component of Community Development, and a land use designation of Rural Residential (RR), within the Western Coachella Valley Area Plan. The RR land use designation allows one single family residences with minimum lot size of 5-acres with limited animal keeping and agriculture uses. The project site is surrounded by properties which are designated Rural Residential (RR) . The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed in support of residential areas.

Project Analysis

The Plot Plan Wireless No. 190006 application for the proposed disguised mono-palm wireless communication facility at 50-feet, was submitted to the County of Riverside on April 4, 2019. On April 24, 2019, Plot Plan Wireless No. 190006 was reviewed for the first time by Development Advisory Committee (DAC) meeting for internal review purposes. Comments and corrections were received regarding the conceptual landscape plan, required Geologic Report, specifications, and design elements of the proposed exhibits. In February 2021, Plot Plan Wireless No. 190006 obtained clearances from all applicable departments and was advertised with optional hearing notice in February 2021.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project proposes a disguised wireless communication facility, which is a small structure pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which applies because this entails a construction of a small structure a wireless communication facility, for AT&T, disguised as a 50-foot high mono-palm with twelve (12) panel antennas and 36 remote radio units behind the panel antennas and two (2) microwave dish antennas. The 1,008 square foot lease area surrounded by an 8-

foot high fence and will include equipment cabinets and one (1) GPS antenna. The project does not include buildings onsite that exceed 10,000 square-feet in building floor area. The project is at approximately 5.0 miles away from the junction Mountain View Road and Varner Road at the boundary of Cathedral City and City of Desert Hot Springs. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to Cathedral City, which has a density of approximately 2,465 persons per square mile, the project site is therefore located within an area wide urbanized area, thus meeting this criterion.

Section 15304 exempts the project since proposed wireless mono palm would be a minor alteration to the land which includes site preparation, and site preparation for 1,008 square foot lease area which area would include minor equipment and the mono-palm tower. The minor grading and site preparation would be on flat topography and occur on slopes less than 10% and be much less than 50 cubic yards of disturbance which qualifies as Class 4 exemption under Section 15304.

Also, the proposed mono-palm addition is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the addition in question may have a significant effect on the environment, because the proposed project for minor addition of wireless mono-palm tower in a semi-developed neighborhood that contains previously disturbed land with limited site preparation will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that installation of the proposed wireless mono-palm would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

Additionally, no exception to the CEQA 15061, 15303, 15304 Exemptions applies, since there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, the project is not located in an airport compatibility plan, and the project is not a hazardous waste site.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential (RUR: RR) (5-acre minimum) within the Western Coachella Valley Area Plan (WCVAP). The RR land use designation allows one single family residences with minimum lot size of 5-acres with limited animal keeping and agriculture uses. The project site is surrounded by properties which are designated Rural Residential (RR). The proposed Project is consistent with the General Plan, as wireless communication facilities are allowed in support of residential land uses.

2. The project site has a Zoning Classification of One Family Dwellings (R-1-1¼), which is generally inconsistent with the Riverside County General Plan Land Use Designation of Rural Residential (RR). However, Ordinance No. 348, Section 19.404, (A).1., permits disguised wireless communication facilities within the following zone classifications: A-1 (lots larger than two and one-half (2 and ½) acres), R-T-R, C-R, C/V, R-3, R-3A, R-5, R-R, R-R-O, R-A, R-1, R-1A, R-2, R-2-A, R-4, R-6, R-T (hereinafter referred to as "residential zone classifications"), therefore the project is allowed in the R-1-1¼ zone with an approved plot plan.
3. WCVAP Policy 3.2 states, "Require that all destination facilities and residential development have available the public facilities and services appropriate for the type of facilities proposed." The project is a wireless communication facility and by definition is a facility that sends and/or receives personal wireless communication signals for the public who reside or access the surrounding land areas, and includes, but is not limited, to antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures. Therefore, the project is consistent with the policy, WCVAP 3.2.
4. Land Use Element Policy 21.7 allows small scale commercial uses that serve rural neighborhoods, including where the design and scale of the proposed use is compatible with surrounding uses, protective of view sheds, and blends in with the rural nature of the area. The proposed mono-palm is a small scale utility type land use that is disguised as a mono-palm and would serve an existing rural neighborhood and would protect of view sheds with disguised design and live palm trees, and therefore complies with LU Policy 21.7.
5. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, existing community center, and vacant land. The project proposed as a 50-foot high mono-palm is consistent with surrounding land uses in that the project is disguised as a mono-palm tree with live palm trees; and scattered palm trees are very common to the area in the immediate vicinity.
6. The wireless communication facility will service the residents in the area by providing additional cellular coverage and will be adjacent to an existing community center.

Entitlement Findings:

1. The proposed project meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following: based on the following:
 - i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a palm tree (mono palm) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors of the surrounding areas.
 - ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility has a proposed fence barrier that meets the Countywide Standard Design Guidelines.

- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including, but not limited to, submitted photo simulations, propagation diagrams depicting area network coverage, list of all towers owned by Applicant, and a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404.A of Ordinance No. 348 (Appropriate Location), disguised wireless communication facilities may be located within the One Family Dwellings (R-1-1¼) zone which the current land is zoned subject to permit application for plot plan (PPW190006).
2. The facility is designed so that it is visible but disguised as a mono-palm tower up to 50-feet in height to blend in with the existing physical environment with proposed live palm trees on a vacant 1.25-acre parcel. The 50-foot mono-palm tower, with 8-foot fence enclosure with earth tone vinyl slats, will assist in looking aesthetically pleasing to the surrounding area with additional landscaping around the permitter, and be partially recognizable as a communication facility. The mono-palm tower will have neutral earth tone colors with 80 faux palm fronds and is consistent with Ordinance No. 348, Section 19.404.C.1.
3. Pursuant to Ordinance No. 348, Section 19.404.C.2, supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and largely screened from view. The equipment cabinets will be placed on concrete pads with number to be determined upon finalization of site plan details and will be enclosed by an 8-foot high fence barrier. Therefore, it meets this requirement.
4. The application meets the processing requirements set forth in Section 19.409 of Ordinance No. 348, including providing the County with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards).

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

Pursuant to Sections 19.404.C and 19.410 of Ordinance No. 348, the application has met the location and development standards for disguised wireless communication facilities as follows:

- A. Area Disturbance. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site. Physical disturbance to the site will be minimal. The proposed AT&T Wireless Communications facility is a disguised 50-foot-high mono-palm. The mono-palm will blend with additional live palm trees planted around the perimeter of the mono-palm. The mono-palm will be located where most of the surrounding properties are vacant with scattered dwellings and the mono-palm will look aesthetically pleasing and blend with the surrounding area.

- B. Fencing and Walls. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six feet (6) feet or as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the Countywide Design Standards and Guidelines. Support equipment is located entirely within an equipment enclosure and not readily available to the general public. The enclosure will be screened from view with landscape vegetation. The proposed enclosure will be comprised of an 8-foot high fence barrier.
- C. Height Limitations. Concealed wireless communication facilities are subject to the height limitations of the zone classification in which they are located. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. Disguised wireless communication facilities in residential zone classifications shall not exceed fifty (50) feet. Collocated wireless communication facilities in the following non-residential zone classifications shall not exceed one hundred and five (105) feet: R-D, I-P, M-SC, M-M, M-H, M-R, M-R-A, N-A, A-1, A-P, A-2, A- D, W-2, W-2-M, W-1, W-E. Co-located wireless communication facilities in the following non-residential zone classifications shall not exceed seventy (70) feet: R-VC, C-1/C-P, C-T, C-P-S, C-O, C-C/V. Co-located facilities in residential zone classifications shall not exceed fifty (50) feet. Other wireless communication facilities shall not exceed one hundred and five (105) feet. The project site is located within the One Family Dwellings (R-1-1¼) Zoning Classification, which allows a maximum height of fifty-feet (50) feet for disguised wireless communication facilities. The project proposes wireless communication facilities disguised as a 50-foot mono-palm to top of faux palms, therefore the project meets the requirement set forth in Ordinance No. 348, Section 19.410 in regards the height limitations for the proposed wireless communications facilities.
- D. Impacts. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources. The location of this existing wireless communication facility is within an area which allows private and public utilities. The project will not result in adverse impacts to the surrounding community because the proposed wireless facility will not have an adverse effect on the environment, and will be minimally intrusive to the surroundings.
- E. Landscaping. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established. The area surrounding the project site will contain three (3) live palm trees in the immediate vicinity of the mono-palm with irrigation system to maintain growth and prosperity of the landscape materials. In accordance with Ordinance No. 348, Section 19.410. (E), the project proposes to landscape the surrounding area, which meets the requirement of the Ordinance.
- F. Lighting. Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any lighting system installed shall also be shielded to the greatest extent

possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant. The project meets this development standard because the disguised wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.

- G. Noise. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards as outlined under Advisory Notification Document (AND) Planning.13 Noise Reduction.
- H. Parking. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by County Ordinance No. 348. If such replacement of spaces is not feasible, a variance may be requested. The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. Paved Access. All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. Access to the proposed wireless communication facility is provided via internal access road from Hot Springs Road in the north-central portion of the vacant parcel, including 12-foot wide non-exclusive access path. Adequate access to the facility is provided.
- J. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.
- K. Roof- Mounted Facilities. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project includes AT&T Wireless Communication facilities and is not a roof mounted. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.

- L. Sensitive Viewshed. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The wireless communication facility will be disguised as a 50-foot high mono-palm on relatively flat topography which will blend with the surrounding land will reduce the impacts of a negative view-shed.
- M. Setbacks. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. Co-located wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. Other wireless communication facilities shall be setback from habitable dwellings a distance equal to one thousand (1,000) feet.

Since the project is a disguised wireless facility, in a residential zoning classification, it would need to be setback a minimum of 100-feet with a 50-foot mono-palm tower to meet the 200 percent criterion indicated above. The proposed wireless facility at 50-feet in height is more than 100-feet or 200 percent of the facility height from the nearest habitable dwelling; it is approximately 250-feet from nearest residential property and dwelling, and therefore complies with the setback criteria.

- N. Support Facilities. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height. This project meets the development standard because the location of the new equipment closure will be partially screened to the public, due to its location, being naturally screened with a fence enclosure and live palm trees, at an approximate distance of 200-feet.
- O. Treatment. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture. All finishes shall be light tan and shall match the surrounding environment. The proposed project will match the surrounding environment, which is consistent with the treatment requirement.

Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:

1. This project meets the requirements for consistency with the General Plan, Land Use Elements of Area Plans, Foundation Components, and Land Use Designations by its location within the Western Coachella Valley Area Plan. As noted above, it has a Foundation Component of Rural: Rural Residential (RUR: RR). It is consistent with these designations because under the Western Coachella Valley Area Plan, it is encouraged for local utility services such as wireless

communication facilities to operate within these neighborhoods. The subject property currently undeveloped adjacent to existing community center building; plus the unmanned wireless communication facility will service the local constituents in the area, making it consistent with the Western Coachella Valley Area Plan, the Land Use Designation of RR, and the General Plan Foundation Component of Rural. It is also in compliance with all other applicable land use policies and County ordinances.

2. Based on the above, the plot plan is such that the overall development of the land is designed for the protection of the public health, safety, and general welfare, which are protected through the project design.
3. Based on the above, the project conforms to the logical development of the land and is compatible the present and future logical development of the surrounding property. Because of the small lease area and type of use, there is no need for dedication or improvement of streets or sidewalks, and, there are no topographical or drainage conditions of concern.
4. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each structure is located on a separate legally divided parcel. The project does not propose sale of multiple buildings or structures on one existing parcel; however, project shall comply with AND Planning.9 Land Division should any future subdivisions be proposed.

Other Findings:

1. The project site is located within of the Coachella Valley County Multiple Species Habitat Conservation Plan (CVMSHCP) and is located within the West Deception Canyon Conservation Area of that plan. Due to the minor amount of site disturbance proposed limited to 1,008 square foot lease area for the mono-palm and minor equipment with live palm trees, this project further fulfills the CVMSHCP requirements subject to CVMSHCP fees in accordance with Ord. 875 as outlined under Condition of Approval 90.Planning.2.
2. The project site is not located within a City 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 not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. This wireless communication facility is not located within a CAL FIRE state responsibility area and is not located within a fire hazard zone.

- a. Fire protection and suppression services will be available for the wireless communication facility through Riverside County Fire Department. The Fire Station that will service the proposed wireless communication facility is located along Dillon Road to the west of the project site, 2.5 miles away from the project site.
- b. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access from Hot Springs Road which is a 100-foot width. There is adequate accessibility to the project site for all emergency service vehicles.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

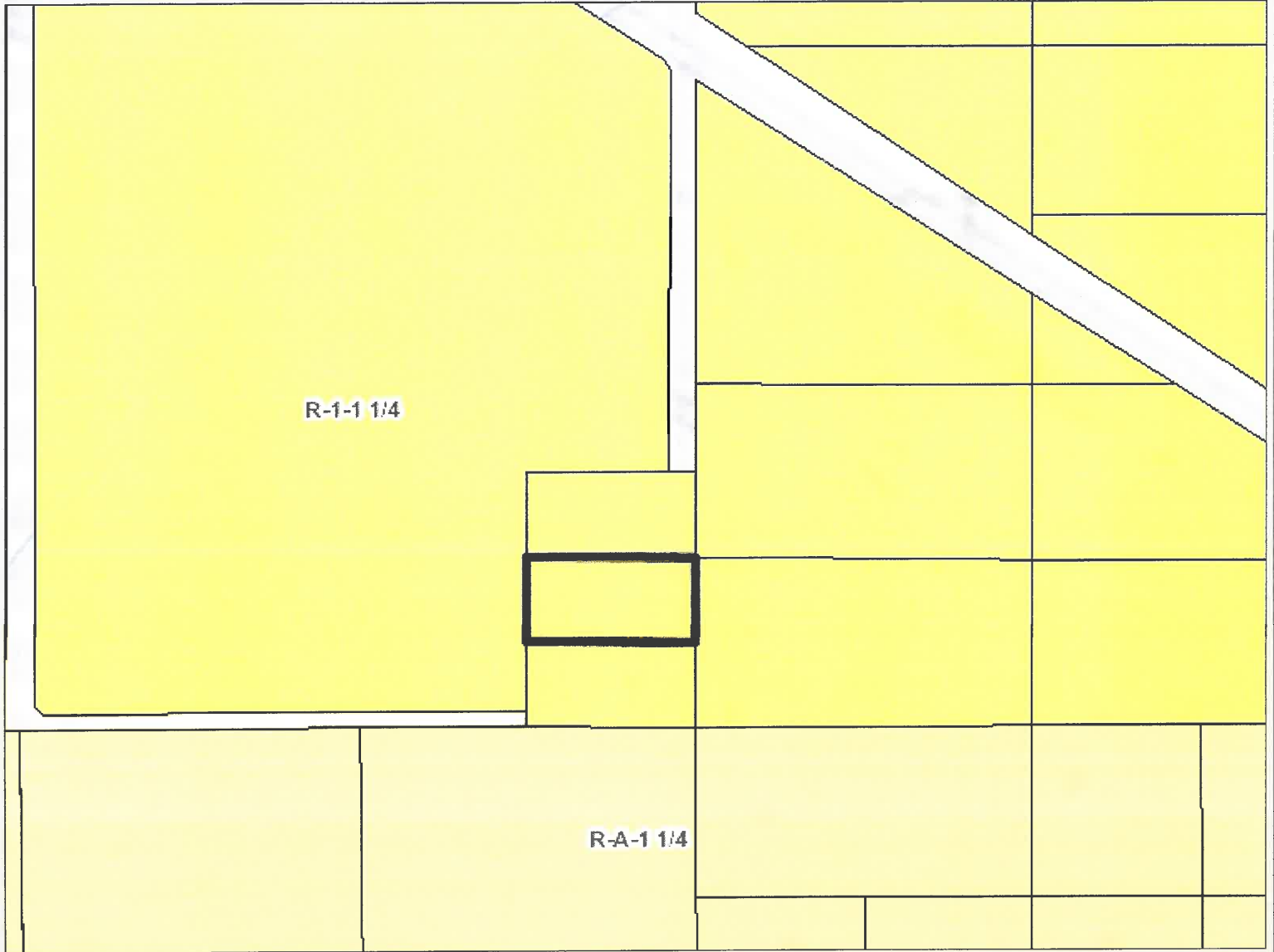
OPTIONAL PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Optional hearing notices were mailed to property owners within 600-feet of the project site on January 21, 2021, and no requests were received requesting a public hearing by February 1, 2021. Therefore, the project was approved by the Planning Director on February 2, 2021. Additionally, the project was not requested to go to the Sky Valley Community Council for informational purposes based on email communications from the Community Council Liaison dated September 4, 2019.

APPEAL INFORMATION

The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing.

Zoning Map



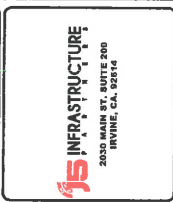
Legend

Parcels	A-2-20	M-H-2 1/2
OTHER ZONING	A-2-5	M-H-5
A-1	A-D	M-M
A-1-1	A-P	M-M-3
A-1-1 1/2	A-P-10	M-M-5
A-1-1/2	A-P-2 1/2	M-R
A-1-10	A-P-5	M-R-A
A-1-15	C-1/C-P	M-SC
A-1-2	C-C/V	M-SC-1
	C-O	M-SC-5

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.



REV	DATE	DESCRIPTION
1	01/22/21	ISS CONSTRUCTION PERMITS

NOT TO BE USED FOR CONSTRUCTION

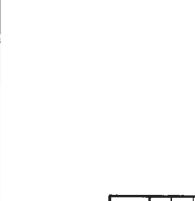
THIS IS A PORTION OF A SET OF PERMITS FOR CONSTRUCTION OF A PROJECT. THIS PORTION IS TO BE USED FOR INFORMATION ONLY.

CSC03818 (CLV2818)
 SKY VALLEY COC
 20905 HOT SPRINGS RD.
 DESERT HOT SPRINGS, CA 92241
 MONOPALM (INDOOR)

SHEET TITLE
 FIRE DEPARTMENT NOTES
 SHEET NUMBER
FD-1

BATTERY TYPE	AMP HOUR (RATED/STANDARD)	DIMENSIONS (HxWxD)	WEIGHT	TOTAL # OF BATTERIES
GS PYL12V185FT	185AH	4.9721'x3.425'	133.8 lbs	8
GS 794.12V185FT	185AH	4.9721'x3.425'	133.8 lbs	8

*NEW EMERSON 400URE EMERSON
 TO AMP Y 185AH = 12950
 MAX PER 1000.2 70AH



PYL12V185FT 12V 185AH-8HR

From the end world, the PCL Series of lithium batteries provide security and long life in extreme climates where other batteries fail. Designed for long life, the PCL Series is the most cost effective battery solution over the total life cycle and for total installation in your network.

- Primary lead for Long Life
- UL94 V-0 flame retardant case
- High temperature, long life design
- AGM and spill-proof construction
- Harness/connecting bars available
- No maintenance required
- 10+ years design life
- GR-4228 compliant
- UL recognized
- ABS plastic case for durability

Specifications

Maximum Charge Current: 27% of the 8 Hr. Rate

Temperature	1 Hr. Rate	2 Hr. Rate	3 Hr. Rate	4 Hr. Rate	5 Hr. Rate	6 Hr. Rate	7 Hr. Rate	8 Hr. Rate
25°C (77°F)	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5

Answers to float voltage: 1.76V per cell @ 35°C (95°F)

Temperature	1 Hr. Rate	2 Hr. Rate	3 Hr. Rate	4 Hr. Rate	5 Hr. Rate	6 Hr. Rate	7 Hr. Rate	8 Hr. Rate
35°C (95°F)	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5

Answers to float voltage: 1.77V per cell @ 35°C (95°F)



Temperature Compensation factor is
 -3mV/°C/cell. The standard center point for temperature compensation is 25°C.

Internal Resistance: Approximately 3.5 mΩ measured with 1-inch AG bridge

Terminal Torque: 80 in.lbs. (19mm, top), 43.3 in.lbs. (10mm, front)

Flood Charge Voltage: 13.65V +/- 0.10V

Temperature and Storage Capacity graphs showing performance curves.

GS Battery (U.S.) Inc.
 1150 Highway 101, Suite 110
 Roseville, CA 95747
 800-472-2678
 www.gsbattery.com

GENERAL

1.0 ADDRESS NUMBERS: BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A PROMINENT LOCATION AND VISIBLE FROM THE STREET, PARK, ALLEY, AND YARDWAYS BRINGING ACCESS TO AND WITHIN THE PROPERTY.

2.0 FIRE EXTINGUISHERS:

A. PROVIDE EXTINGUISHERS AS REQUIRED BY THE CODES AND REGULATIONS. EXTINGUISHERS SHALL BE PLACED IN THE CABINET (ELEVATED OFF CABINET FLOOR). THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. EXTINGUISHERS SHALL BE PLACED IN A LOCUS ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

3.0 DOOR OPERATIONS:

A. EXTINGUISHERS SHALL BE AVAILABLE FROM THE MARKED EXIT WITHOUT THE NECESSARY KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

4.0 ADDITIONAL PERMIT:

A. PRIOR TO THE FINAL INSPECTION, OBTAIN A HAZARDOUS MATERIALS PERMIT FROM THE FIRE DEPARTMENT CONTACT THE ENVIRONMENTAL MANAGEMENT CENTER AT (916) 455-5500

5.0 REQUIRED INSPECTIONS:

A. THE FIRE DEPARTMENT INSPECTION FOR THIS PROJECT INCLUDE THE FOLLOWING:

- HAZARDOUS MATERIALS FINAL INSPECTION.
- FIRE PREVENTION BUREAU FINAL INSPECTION - CONTRACTOR MUST REQUEST A SEPARATE INSPECTION REPORT/INCLUDES. BUT IS NOT LIMITED TO: FIRE EXTINGUISHERS, SMOKE, DOOR, HAZARDOUS AND MEANS OF EGRESS DEMONSTRATION EXERCISE, ETC.

NOTE TO SCHEDULE INSPECTIONS CALL OFFICE OF STATE FIRE MARSHAL AT LEAST 48 HOURS IN ADVANCE.

FIRE DEPARTMENT

NOTES

- PER CBC SECTION 3103.1, QUANTITIES NOT EXCEEDING THE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA, AND REFERENCE TO THE CODE SECTION AREA AND SHALL BE THE TOTAL QUANTITIES OF ELECTRICAL IS LESS THAN 500.
- PER CBC SECTION 602.1 AND PER CBC 2019 SECTION 307.2 THE OPENING:

NAME, REGULATED HAZARDOUS MATERIALS:

BATTERY PACKS WITH A CHARGE WITH A WASTE THAT INTENDS TO PUT THE BATTERY PACK INTO THE WASTE STREAM. THE LIQUID ELECTROLYTE IN THE CELLS EXCEEDS THE AMBIENT PRESSURE OF ONE ATMOSPHERE OR IS IN THE FORM OF A SOLID AGENT (GEL GEL OR SOLID BATTERIES).

CONSTRUCTION:

THE CHARGE FROM THE POINT OF CONTACT OF AN IMPROPERLY ATTENDING IN LINES WITH THE CHARGE FROM THE POINT OF CONTACT. A CHARGE SHALL BE COVERED AND PROTECTED FROM THE DESTRUCTION OF CHARGES AND/OR THE STRUCTURE OF THE CHARGE. THE FOLLOWING ARE THE CHARGE FROM THE POINT OF CONTACT SURFACES.

HAZARDOUS:

THESE CHARGES OR SUBSTANCES THAT ARE PHYSICAL HAZARDS OR HEALTH HAZARDS AS REFERRED AND LISTED IN THE CODE SECTION AND THE CALIFORNIA FIRE CODE, WHETHER THE MATERIALS ARE IN USABLE OR WASTE CONTAINERS.

HEALTH HAZARD:

A CHEMICAL FOR WHICH THERE IS STATISTICALLY SIGNIFICANT EVIDENCE THAT ACUTE OR CHRONIC EXPOSURE TO IT OR TO ITS DERIVATIVES IS LIKELY TO CAUSE DEATH OR DAMAGE TO HEALTH. INCLUDES CHEMICALS THAT ARE TOXIC OR HIGHLY TOXIC AND CORROSIVE.

PHYSICAL HAZARD:

THESE CHARGES OR SUBSTANCES THAT ARE PHYSICALLY UNSTABLE, EXPLOSIVE, FLAMMABLE, SOLID LIQUID, OR GASEOUS. ORGANIC PEROXIDES, SOLID OR LIQUID, OR GASEOUS. ORGANIC PEROXIDES, SOLID, LIQUID, OR GASEOUS, UNSTABLE (REAKTIVE) MATERIAL (SOLID, LIQUID, OR GAS), OR WATER REACTIVE MATERIAL (SOLID OR LIQUID).

3 BATTERY SYSTEM ANALYSIS

NOTES

NOTE: QUANTITIES WITHIN THE LISTINGS ARE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA OF PER FIRE CODE SECTION 3103.1 OR BUILDING CODE.

1

2

3



Table with columns: REV, DATE, DESCRIPTION. Includes 'USE CONSTRUCTION SIGNAGES' entry.

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, COMPANY OR ENTITY TO REPRODUCE, COPY OR DISTRIBUTE ANY INFORMATION FROM THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL AUTHOR.

CSLASH018 (01/26/16)
SKEY VALLEY COO
20805 HOT SPRING RD,
DESERT HOT SPRINGS, CA 92241
MONDPALM (INDOOR)

SHEET TITLE
GENERAL SIGNAGE
SHEET NUMBER
GS-1

GENERAL SIGNAGE GUIDELINES table with columns: SIGN TYPE, SIGN SIZE, SIGN MESSAGE, SIGN MESSAGE, SIGN MESSAGE, SIGN MESSAGE, SIGN MESSAGE, SIGN MESSAGE, SIGN MESSAGE, SIGN MESSAGE.



ALERTING SIGN NO SCALE



ALERTING SIGN NO SCALE

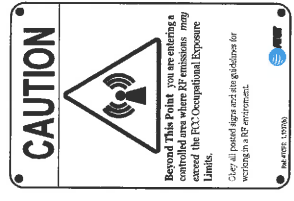


THIS ROOM CONTAINS LEAD ACID BATTERY SYSTEMS AND ENERGIZED CIRCUITS Electrolyte Spill/Steam Air Corrosive

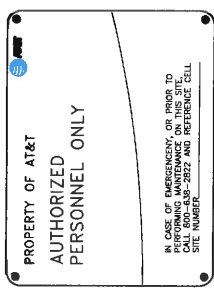
NFPA SIGN NO SCALE

STAY BACK 3 FEET FROM ANTENNA

INFO_SIGN #4 NO SCALE



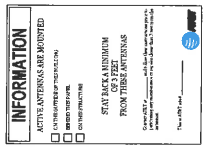
ALERTING SIGNS NO SCALE



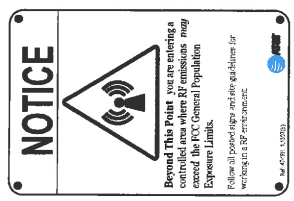
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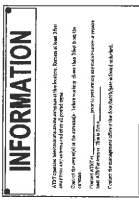
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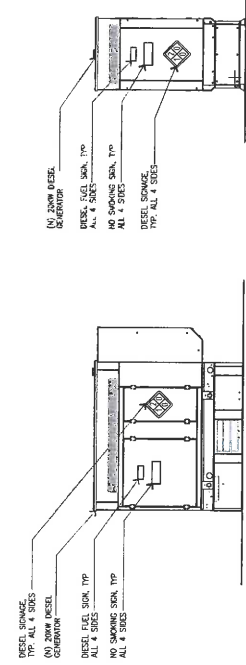
INFO_SIGN #2 NO SCALE



ALERTING SIGN NO SCALE



INFO_SIGN #1 NO SCALE



TYPICAL GENERATOR SIGNAGE DETAIL



12900 PARK PLAZA DRIVE
CERRITOS, CA 94703



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH: (480) 509-4072



4400 E. MICALHA AVE. SUITE D
ANNEN, CALIFORNIA 92007

REV	DATE	DESCRIPTION
C	11/20/18	REVISED DESIGN (E) (M)
B	11/17/18	TITLE/DESIGN (M)
A	01/07/18	INITIAL SUBMIT (M)



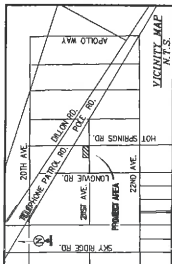
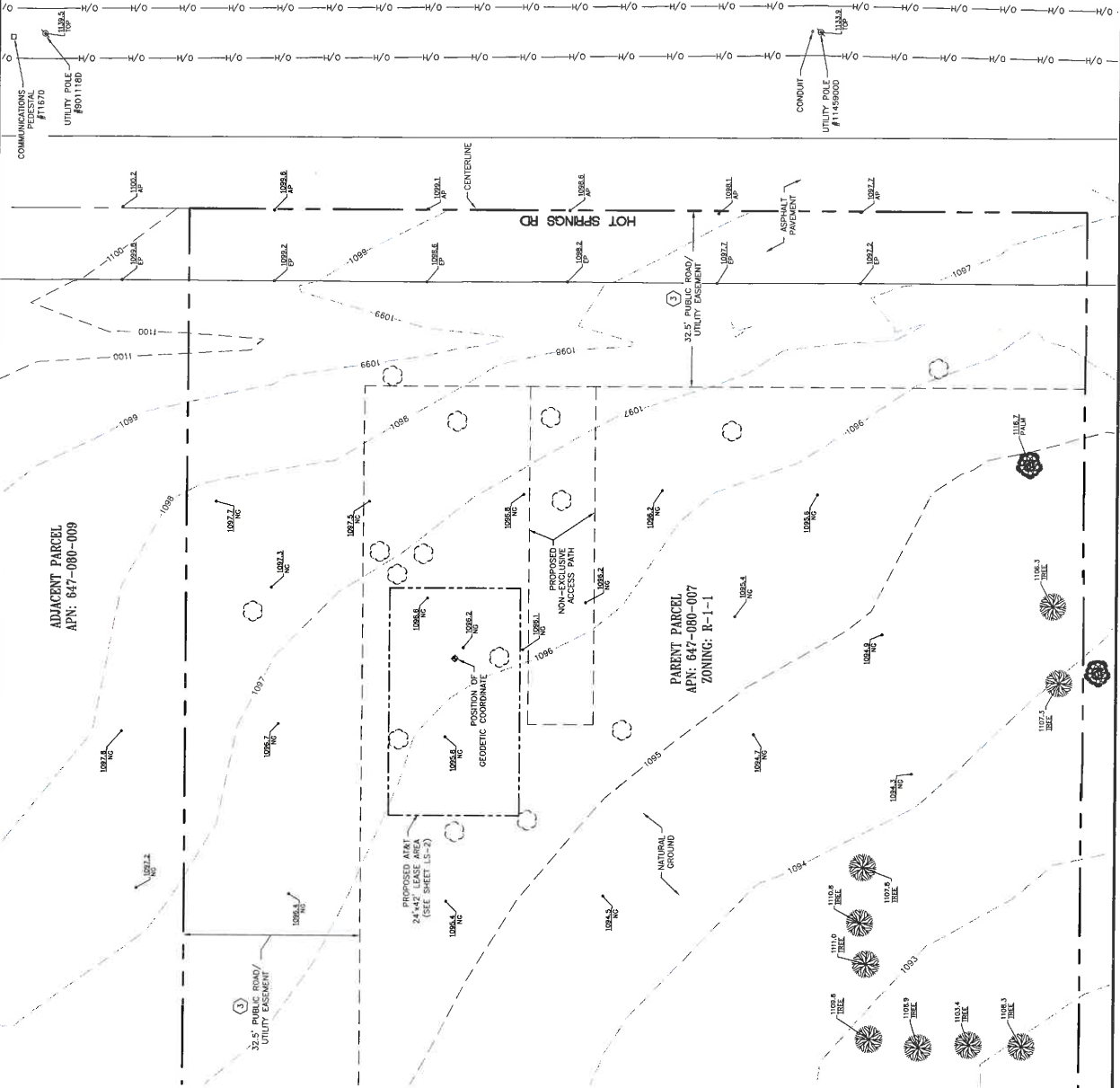
DATE OF SIGNATURE: 12/20/2019
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSLO3918

20905 HOT SPRINGS RD.
DESERT HOT SPRINGS,
CA. 92241

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



SURVEY DATE
01/04/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE OBSERVATIONS.

BENCH MARK
ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GOOD' 1287 MODERN SEPARATIONS TO ELLIPSOID HEIGHTS. REAL TIME NETWORK ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

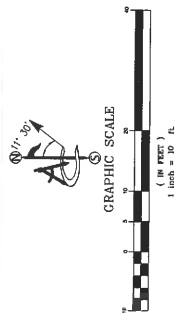
FLOOD ZONE
FLOOD ZONES TO BE LOCATED WITHIN FLOOD MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S). (THE FLOOD MAP FOR THIS LOCATION HAS A STATUS OF "NOT PRINTED")

UTILITY NOTES
UTILITY LOCATIONS SHOWN HEREON ARE THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

POSITION OF GEODETIC COORDINATES
LATITUDE 33° 53' 50.28" (33.897567) NORTH (NAD83)
LONGITUDE 116° 21' 14.00" (116.353889) WEST (NAD83)
GROUND ELEVATION @ 1095.8 (MAY2008)

LEGEND

- ASPHALT DRIVEWAY
- EP
- EDGE OF PAVEMENT
- NG
- NATURAL GRADE
- BUSH / SHRUB
- TREES
- PALM TREES
- UTILITY POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- EXISTING BUILDINGS
- OVERHEAD LINES
- STREET CENTERLINES
- ADJACENT PROPERTY LINE
- LEASE AREA LIMITS
- MAJOR CONDUIT INTERVAL
- MINOR CONDUIT INTERVAL



LESSOR'S LEGAL DESCRIPTION
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SAN BERNARDO BASE AND MERIDIAN, IN THE COUNTY OF INVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 OFFICIAL PLAT THEREOF ON UNIFORM GAS AND OTHER PRODUCTS USING SUBSTANCES INCLUDING GEOTHERMAL STEAM AND ITS PRODUCTS LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS SHOWN ON OFFICIAL RECORDS NO. 1970-107454 OF OFFICIAL RECORDS DATED OCTOBER 26, 1970 AS INSTRUMENT NO. 107454 OF OFFICIAL RECORDS.
 APN: 647-080-007

SCHEDULE "E" NOTE
 THIS SURVEY WAS MADE BY THE SURVEYOR AND THE INSURANCE COMPANY, DATED FEBRUARY 8, 2018. ALL EASEMENTS CONTAINED HEREIN ARE CONSIDERED AS BEING PART OF THE IMMEDIATE AREA SURROUNDING THE LEASE. ITEMS NO. 1, 2, AND 4 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED.

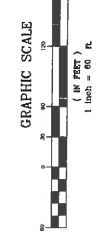
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCURRED THEREAS RESERVED IN A DOCUMENT:
 PUBLIC UTILITIES AND PUBLIC UTILITIES AND PUBLIC UTILITIES FOR THE PURPOSES OF THE SAN BERNARDO GAS TRANSMISSION PROJECT (AFFECTS LEASE AREA, AS SHOWN ON SURVEY)

LEASE AREA LEGAL DESCRIPTION
 DESCRIPTION FOR A 24,462.42-SQ. FT. LEASE AREA, BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SAN BERNARDO BASE AND MERIDIAN, IN THE COUNTY OF INVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE POINT OF BEGINNING IS THE CENTER OF THE CURVE OF 268.74 FEET, BEING THE INTERSECTION OF THE EAST LINE OF SAID SECTION 21, NORTH 00°00'42" EAST, THENCE ALONG THE EAST LINE OF SAID SECTION 21, NORTH 00°00'42" EAST, THENCE DEPARTING SAID EAST LINE, NORTH 89°59'16" WEST, 69.74 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 42.00 FEET; THENCE SOUTH 00°00'00" EAST, 24.00 FEET; THENCE NORTH 00°00'00" EAST, 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1008 SQUARE FEET (0.023 ACRES) OF LAND, MORE OR LESS.

LEGEND

- AP ASPHALT DRIVEWAY
- EP EDGE OF PAVEMENT
- NG NATURAL GRADE
- RW RICH / SHRUB
- TREES PALM TREES
- UTILITY POLE POSITION OF GEOMETRIC COORDINATES
- SPOT ELEVATION
- OVERHEAD LINES
- STREET CENTRELINES
- SUBJECT PROPERTY LINE
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL



ADJACENT PARCEL
 APN: 647-080-012

ADJACENT PARCEL
 APN: 647-080-009

PARENT PARCEL
 APN: 647-080-007
 ZONING: R-1-1

ADJACENT PARCEL
 APN: 647-080-005



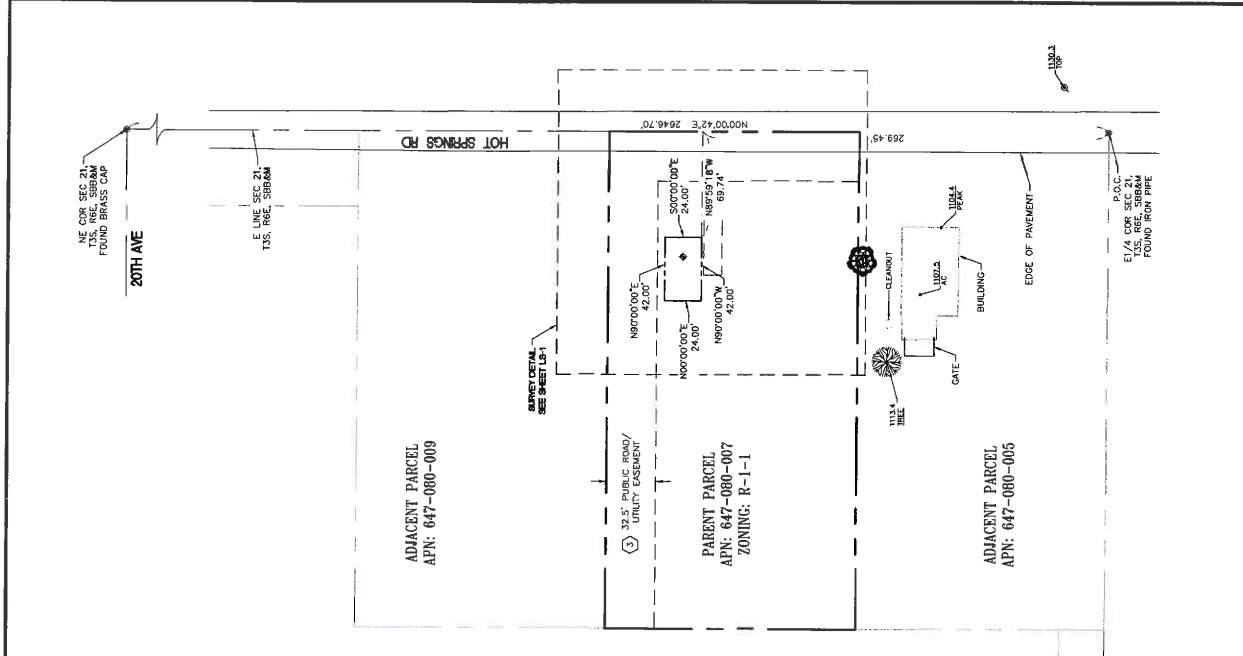
REV	DATE	DESCRIPTION
C	11/29/19	REVISED DESIGN (C) (00)
B	11/29/19	FINAL DESIGN (B) (00)
A	07/07/19	INITIAL ISSUE (A) (00)

DATE OF SIGNATURE: 12/20/2019
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CSLO3918
 20905 HOT SPRINGS RD.
 DESERT HOT SPRINGS, CA, 92241

OVERALL SITE

SHEET NUMBER
LS-2





1651 FENDER AVE. SUITE 200
LIVERMORE, CALIFORNIA 94550



2030 MAIN ST. SUITE 200
IRVINE, CA 92614



433 MELOMA AVE. SUITE D
ANNEXA, CALIFORNIA 92607

REV	DATE	DESCRIPTION
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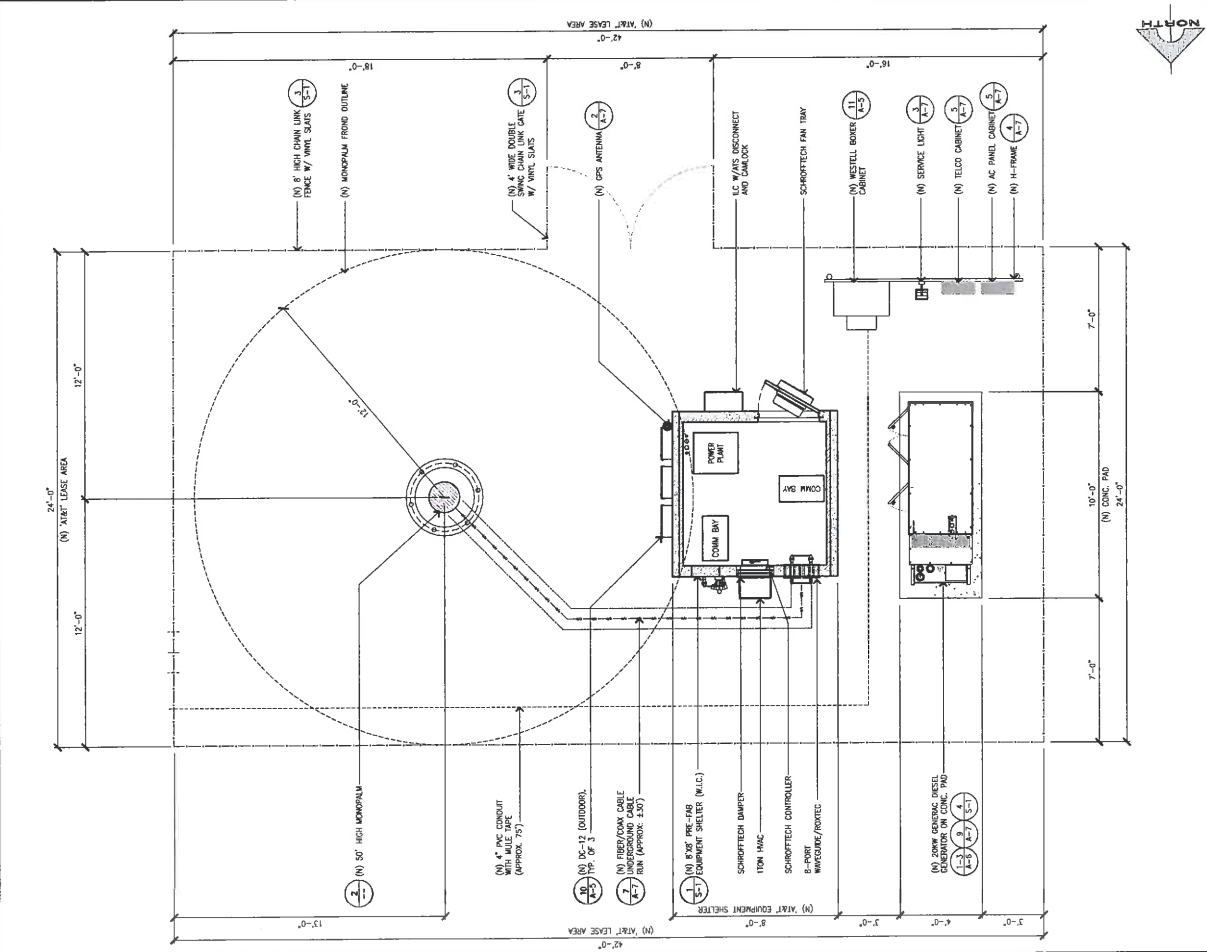
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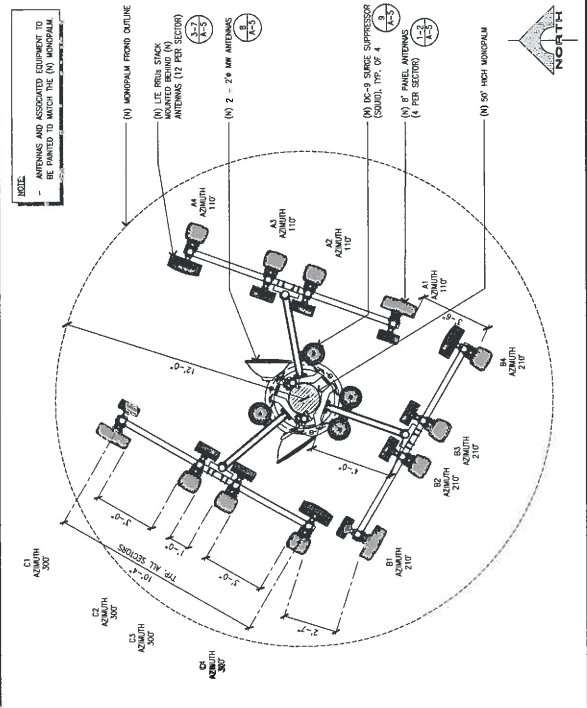
CSL03918 (GV/5918)
SKY VALLEY COC
20905 HOT SPRING RD.
LIVERMORE, CA 94551
DESERTECH PLAN (INDOOR)

SHEET TITLE
EQUIPMENT/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER
A-2



3 LEASE AREA PLAN



ANTENNA PLAN

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	PROPOSED ANTENNA	ANTENNA AZIMUTH	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	TRANSMISSION CABLE LENGTH (FT.)	DC CABLE LENGTH (FT.)
A1	LEE 080000-3E	110°	1	110°	41'-0"	<12"
A2	LEE 080000-3E	110°	1	110°	41'-0"	<12"
A3	LEE 080000-3E	110°	1	110°	41'-0"	<12"
A4	LEE 080000-3E	110°	1	110°	41'-0"	<12"
B1	LEE 080000-3E	210°	1	210°	41'-0"	<12"
B2	LEE 080000-3E	210°	1	210°	41'-0"	<12"
B3	LEE 080000-3E	210°	1	210°	41'-0"	<12"
B4	LEE 080000-3E	210°	1	210°	41'-0"	<12"
C1	LEE 080000-3E	300°	1	300°	41'-0"	<12"
C2	LEE 080000-3E	300°	1	300°	41'-0"	<12"
C3	LEE 080000-3E	300°	1	300°	41'-0"	<12"
C4	LEE 080000-3E	300°	1	300°	41'-0"	<12"

RRU AND RRU SCHEDULE

SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	ANTENNA ELEVATION	RRU ELEVATION	RRU SPACING
A1	RRU3444E 10/10/12	1	110°	15°	15°	8"
A2	RRU3444E 10/10/12	1	110°	15°	15°	8"
A3	RRU3444E 10/10/12	1	110°	15°	15°	8"
A4	RRU3444E 10/10/12	1	110°	15°	15°	8"
B1	RRU3444E 10/10/12	1	210°	15°	15°	8"
B2	RRU3444E 10/10/12	1	210°	15°	15°	8"
B3	RRU3444E 10/10/12	1	210°	15°	15°	8"
B4	RRU3444E 10/10/12	1	210°	15°	15°	8"
C1	RRU3444E 10/10/12	1	300°	15°	15°	8"
C2	RRU3444E 10/10/12	1	300°	15°	15°	8"
C3	RRU3444E 10/10/12	1	300°	15°	15°	8"
C4	RRU3444E 10/10/12	1	300°	15°	15°	8"

ANTENNA AND RRU SCHEDULE



1452 EDINGER AVE. 3RD FLOOR
IRVINE, CALIFORNIA 92614



2010 MAIN ST. SUITE 200
IRVINE, CA 92614



1452 EDINGER AVE. SUITE
IRVINE, CALIFORNIA 92614

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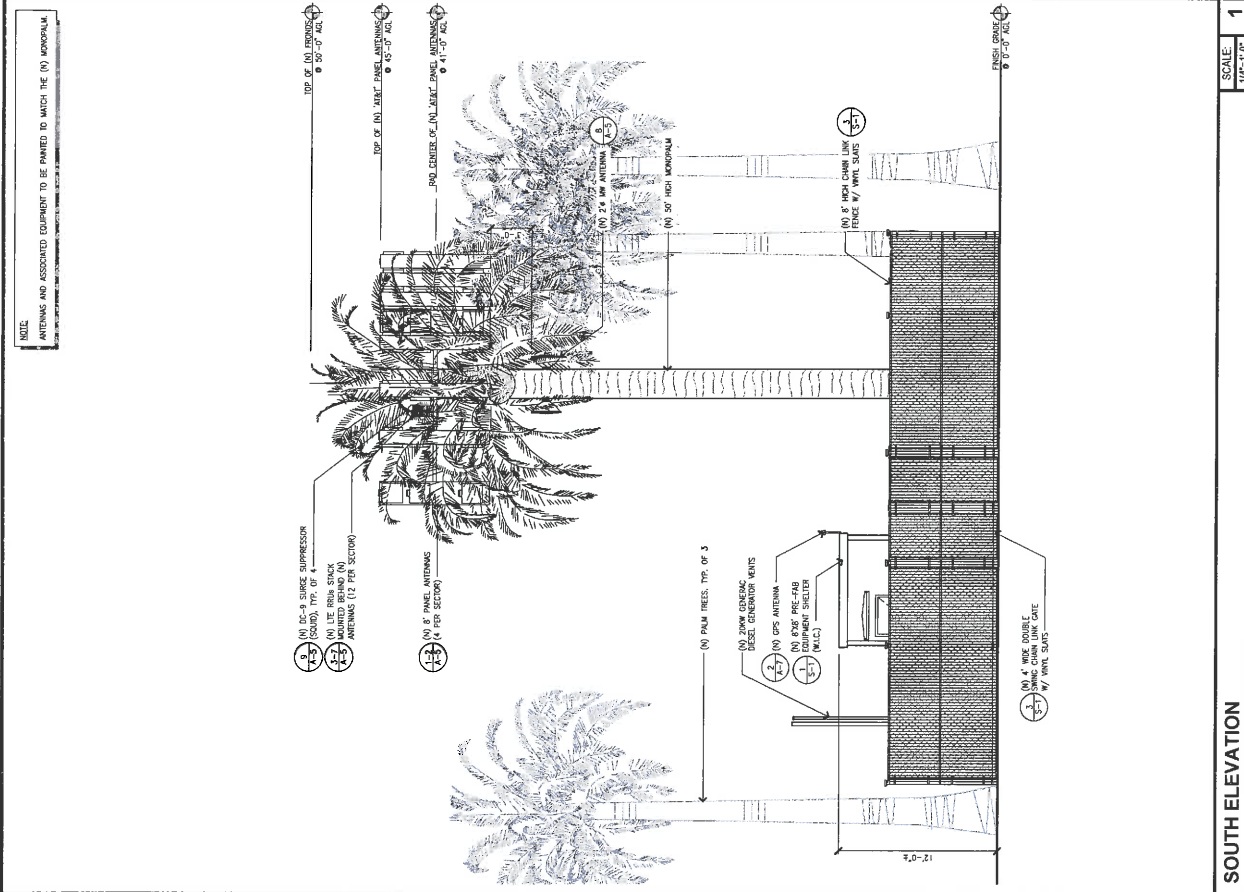
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CSL03918 (CLV3918)
SKY VALLEY COC
20905 HOT SPRING RD.
DESERT HOT SPRINGS, CA 92241
MONOPOLY (INDOOR)

SHEET TITLE
ELEVATIONS

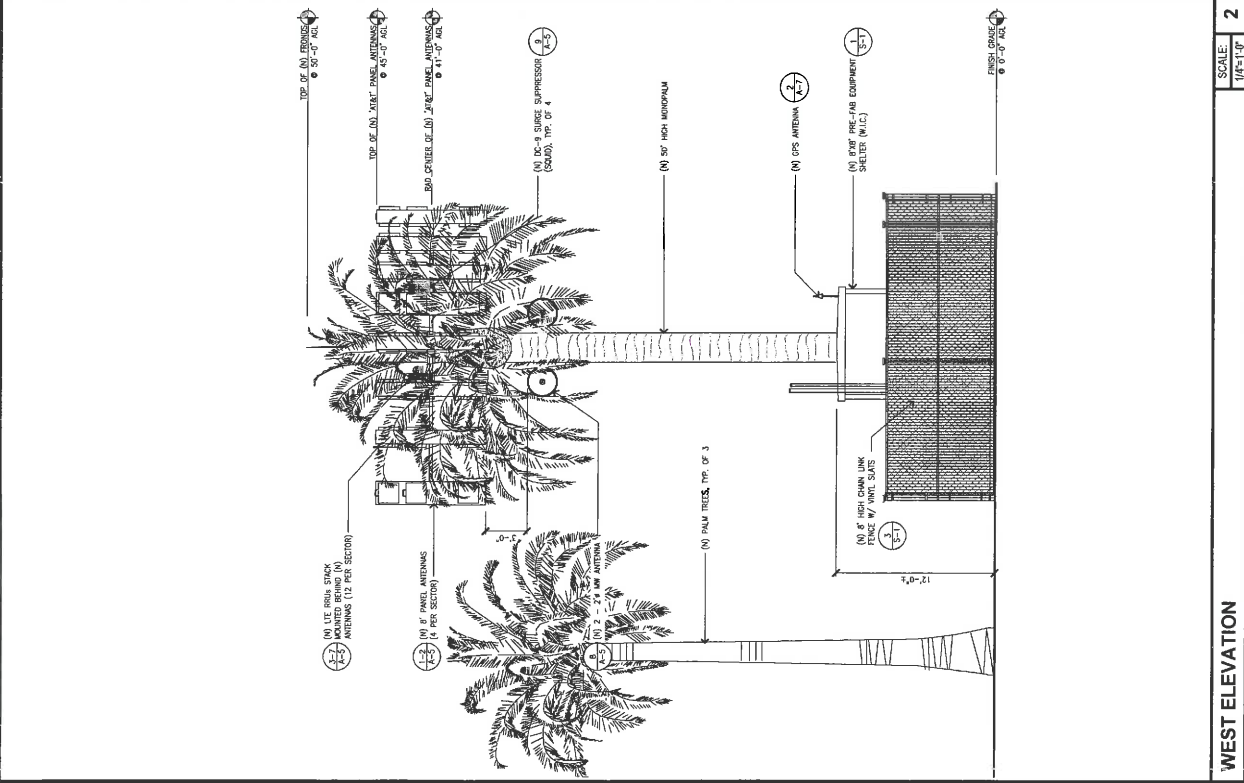
SHEET NUMBER
A-3

NOTE:
ANTENNAS AND ASSOCIATED EQUIPMENT TO BE PAIRED TO MATCH THE (N) MONOPOLY.



1 SOUTH ELEVATION

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



2 WEST ELEVATION

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



142 EDINGER AVE., 3RD FLOOR
TUSTIN, CALIFORNIA 92780



2030 MAIN ST., SUITE 200
IRVINE, CA 92614



10000 JAMES STREET
ANNHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
A	8/20/02	REV. CONSTRUCTION DRAWING

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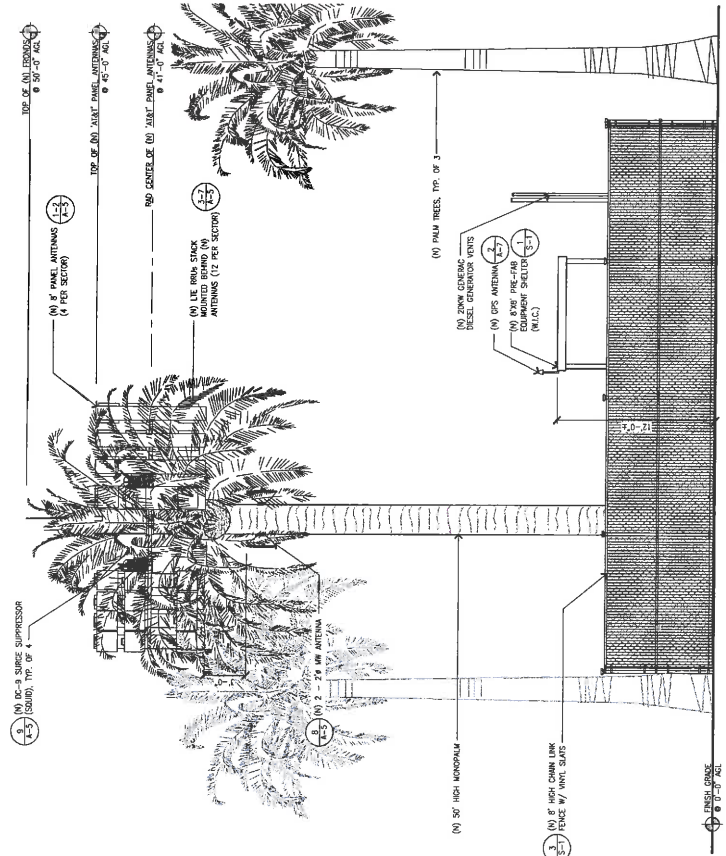
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CS103918 (1/1/04) (S)
SKY VALLEY COC
20905 HOT SPRING RD.
DESERT HOT SPRINGS, CA 92241
MONOPALM (INDOOR)

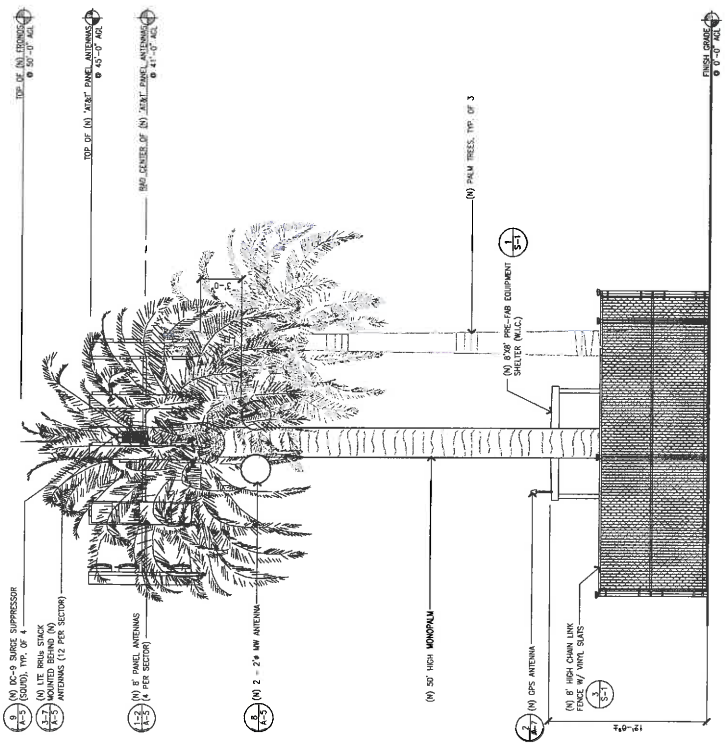
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

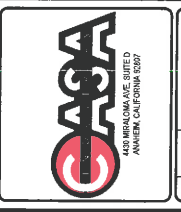
NOTE:
ANTENNA AND ASSOCIATED EQUIPMENT TO BE PAINTED TO MATCH THE (N) MONOPALM
FINISH GRANGE (SEE SPECIFICATIONS).



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"
SHEET NUMBER: 1



2 EAST ELEVATION
SCALE: 1/4"=1'-0"
SHEET NUMBER: 2



REV	DATE	DESCRIPTION
A	01/06/21	ISS CONSTRUCTION DRAWINGS

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CSU03918 (CLV3918)
SKY VALLEY COC
20905 HOT SPRING RD.
DESERT HOT SPRINGS, CA 92241
MONOPALM (INDOOR)

SHEET TITLE
EQUIPMENT SPECIFICATIONS
SHEET NUMBER
A-5

MANUFACTURER: QUINTEC
MODEL NO.: 8621238
DIMENSIONS, INCH: 12.1" x 10.7" x 4.95"
WEIGHT: 75.2 lbs

FRONT VIEW **SIDE VIEW** **BOTTOM VIEW**

ANTENNA SPECIFICATIONS 1

MANUFACTURER: ERICSSON
MODEL NO.: B25-B66A
DIMENSIONS, INCH: 15.5" x 14.5" x 5.7"
WEIGHT: 49 lbs

FRONT VIEW **SIDE VIEW** **BOTTOM VIEW**

ANTENNA SPECIFICATIONS 2

MANUFACTURER: ERICSSON
MODEL NO.: B29
DIMENSIONS, INCH: 20.4" x 7.5" x 18.5"
WEIGHT (w/o MOUNTING HARDWARE): 33.6 lbs/74 lbs

FRONT VIEW **SIDE VIEW** **BOTTOM VIEW**

MANUFACTURER: ERICSSON
MODEL NO.: B25-B66A
DIMENSIONS, INCH: 12.1" x 10.7" x 4.95"
WEIGHT: 32.5 lbs/71.87 lbs

FRONT VIEW **SIDE VIEW** **BOTTOM VIEW**

RRUS 8843 B25-B66A SPECIFICATIONS 4

MANUFACTURER: ERICSSON
MODEL NO.: B25-B66A
DIMENSIONS, INCH: 15.5" x 14.5" x 5.7"
WEIGHT: 49 lbs

FRONT VIEW **SIDE VIEW** **BOTTOM VIEW**

RRUS 4415 B30 SPECIFICATIONS 5

MANUFACTURER: ERICSSON
MODEL NO.: B30
DIMENSIONS, INCH: 20.4" x 7.5" x 18.5"
WEIGHT: 60 lbs

FRONT VIEW **SIDE VIEW** **BOTTOM VIEW**

MANUFACTURER: ERICSSON
MODEL NO.: B14
DIMENSIONS, INCH: 23.7" x 11.7" x 5.7"
WEIGHT: 29.7 lbs

FRONT VIEW **SIDE VIEW** **TOP VIEW**

RRUS 4478 B14 SPECIFICATIONS 7

MANUFACTURER: ERICSSON
MODEL NO.: B14
DIMENSIONS, INCH: 23.7" x 11.7" x 5.7"
WEIGHT: 29.7 lbs

FRONT VIEW **SIDE VIEW** **TOP VIEW**

MW SPECIFICATIONS 8

MANUFACTURER: MW
MODEL NO.: 46-46-24-8C-DP
DIMENSIONS, INCH: 10.2" x 4" x 11.4"
WEIGHT: 23.2 lbs

FRONT VIEW **SIDE VIEW** **TOP VIEW**

DC-12 (OUTDOOR UNIT) SPECS 10

MANUFACTURER: WESTELL
MODEL NO.: 584119-1W43
DIMENSIONS, INCH: 23.7" x 11.7" x 5.7"
WEIGHT: 70 lbs

FRONT VIEW **SIDE VIEW** **TOP VIEW**

BOXER CABINET DETAIL 11

DC-09 (SQUID) SURGE SUPPRESSOR 9

MANUFACTURER: DC SURGE SUPPRESSOR
MODEL NO.: DC-09
DIMENSIONS, INCH: 10.2" x 4" x 11.4"
WEIGHT: 23.2 lbs

FRONT VIEW **SIDE VIEW** **TOP VIEW**

RRUS 4449 B8/B12 SPECIFICATIONS 3

RRUS-E2 B29 SPECIFICATIONS 6

RRUS-E2 B29 SPECIFICATIONS 6

AT&T
142 EMBER AVE., 3RD FLOOR
TUSTIN, CALIFORNIA 92780

INFRASTRUCTURE
800 MAIN ST., SUITE 200
IRVING, CA. 92614

ASA
14000 CALIFORNIA SUITE 100
VANUEN, CALIFORNIA 92683

REV.	DATE	DESCRIPTION
A	07/05/21	ISSUE CONSTRUCTION DRAWINGS

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CS103918 (CU12919)
SKY VALLEY COC
20905 HOT SPRING RD.
DESERT HOT SPRINGS, CA 92241
MONOPALM (INDOOR)

SHEET TITLE
EQUIPMENT SPECIFICATIONS

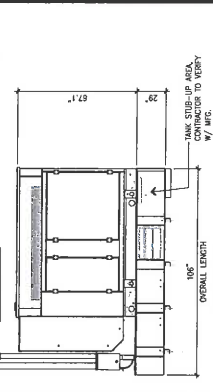
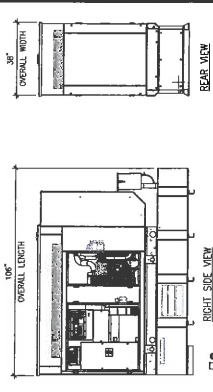
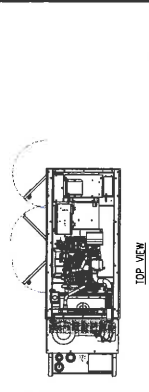
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A-6

GENERAL

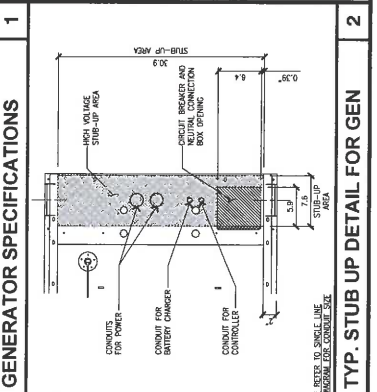
MANUFACTURER: GENERAL
MODEL: SD020 2.0 kW
TYPE: F
COMPRESSION RATIO: 22.1:1
INLINE
INLINE AIR METHOD: TURBOCHARGED
FUEL TYPE: ALUMINUM
FUEL SYSTEM: DIESEL SYSTEM
FUEL INJECTION: COMMON RAIL
FUEL INJECTION PUMP: 5
ENGINE MAKE: GEAR
FUEL SUPPLY LINE: 7/8" (0.31)
FUEL RETURN LINE: 4/8" (0.19)

WEIGHT (ENCLOSURE ONLY)

UNIT	WEIGHT	L X W X H
STEEL	2978 lbs	106" x 36" x 90.1"
ALUMINUM	2090 lbs	



• SEE V-1 FOR ADDITIONAL INFORMATION



GENERAL

SD020 | 2.0 | 20 kW
INDUSTRIAL DIESEL GENERATOR SET

CONSTRUCTION OPTIONS

ENCLOSURE OPTIONS

CONTROL SYSTEMS

GENERATOR OPTIONS

EXHAUST OPTIONS

COOLING OPTIONS

ACCESSORIES

GENERAL

SD020 | 2.0 | 20 kW
INDUSTRIAL DIESEL GENERATOR SET

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ACCESSORIES

GENERATOR SPECIFICATIONS



1652 EDINGER AVE., 3RD FLOOR
DUSTIN, CALIFORNIA 92710



2030 MAIN ST., SUITE 200
IRVING, CA, 92614



14500 MARINA AVE. SUITE 100
VAN Nuys, CALIFORNIA 91411

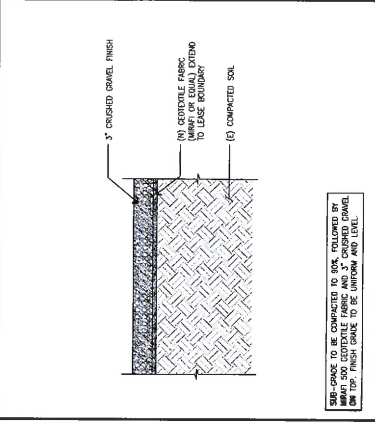
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1	07/02/21	ISSUE CONSTRUCTION DRAWINGS

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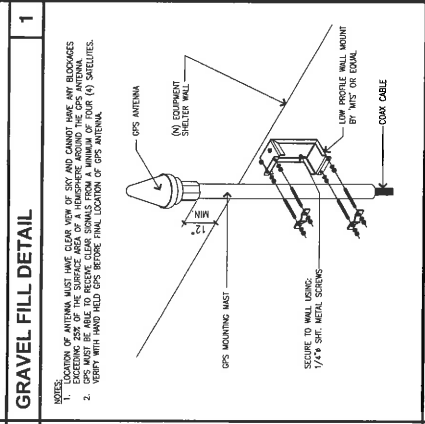
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CSLO3918 (CLV3918)
SKY VALLEY COC
20905 HOT SPRING RD.
DESERT HOT SPRINGS, CA 92241
MONOPALM (INDOOR)

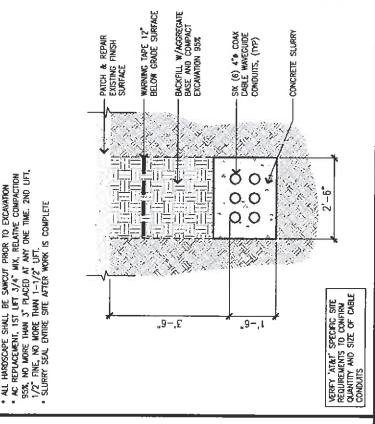
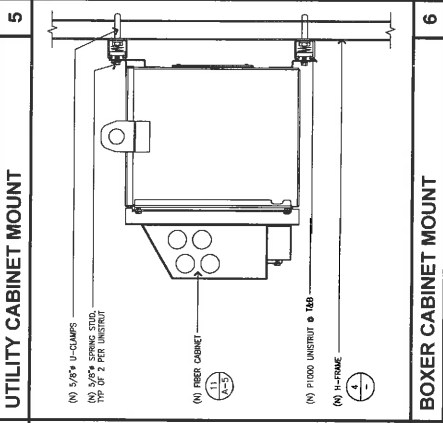
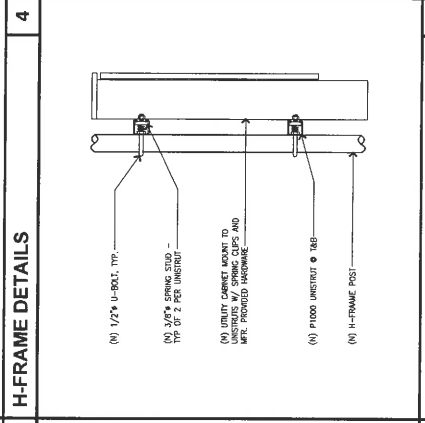
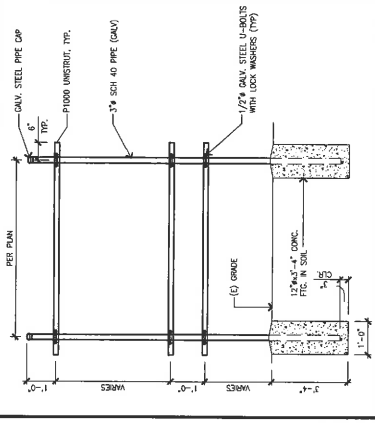
SHEET TITLE
DETAILS
SHEET NUMBER
A-7



SEE DRAWING TO BE COMPACTED TO 90%, FOLLOWED BY 1\"/>

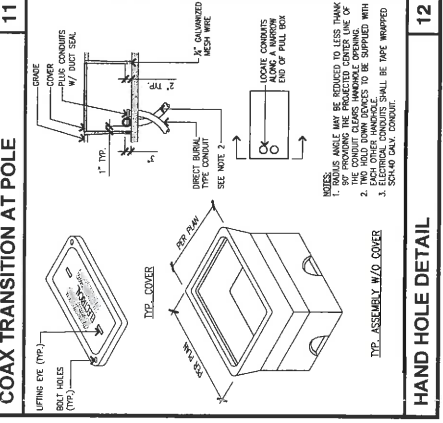
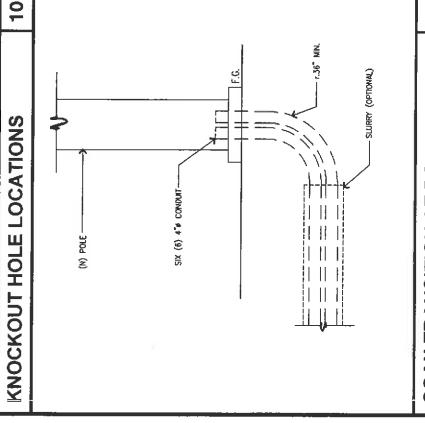
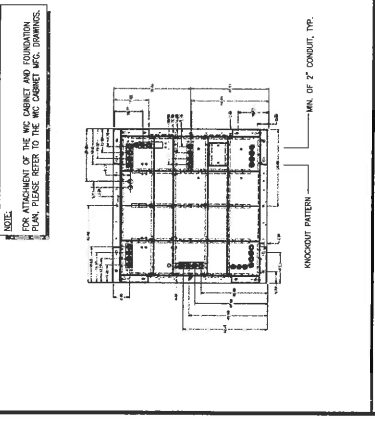
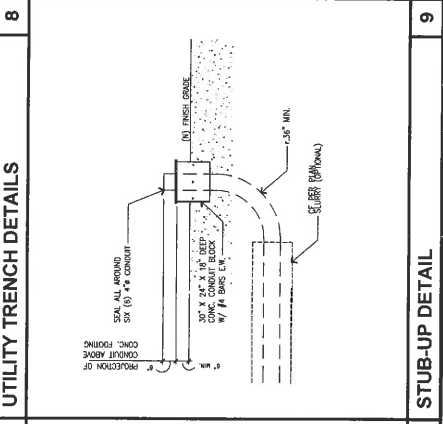
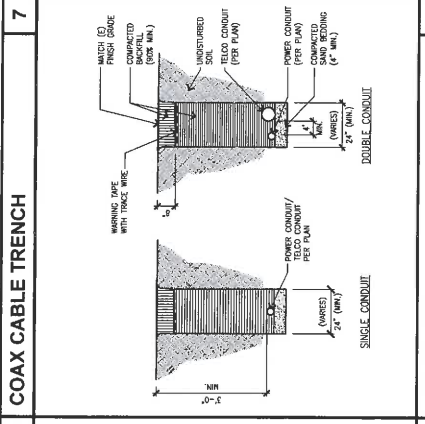


NOTES:
1. LOCATION OF ANTENNA MUST BE CLEAR VIEW OF SKY AND CANNOT HAVE ANY OBSTACLES IN THE LINE OF SIGHT.
2. GPS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES.
3. VERIFY WITH HAND HELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.



ALL UNDESIRABLE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
AS REFLECTED, 15% LIFT, 3/4\"/>

VERIFY 'HUB' SPECIFIC SIZE, QUANTITY AND SIZE OF CABLE CONDUITS



NOTES:
1. REMOVAL ANGLE MAY BE REDUCED TO LESS THAN 90 DEGREES.
2. TWO HOLE DOWN HOLES TO BE SUPPLIED WITH 1\"/>

TPP ASSEMBLY W/O COVER

1 KNOCKOUT HOLE LOCATIONS **2 GPS ANTENNA** **3 SERVICE LIGHT DETAIL**
4 H-FRAME DETAILS **5 UTILITY CABINET MOUNT** **6 BOXER CABINET MOUNT**
7 COAX CABLE TRENCH **8 UTILITY TRENCH DETAILS** **9 STUB-UP DETAIL**
10 COAX TRANSITION AT POLE **11 HAND HOLE DETAIL**



1425 ENKINGER AVE., 3RD FLOOR
LUSTIN, CALIFORNIA 92570



2030 MAIN ST., SUITE 200
IRVINE, CA. 92614



440 MIDLAND AVE SUITE 100
FARMER, CALIFORNIA 92701

NO.	DATE	DESCRIPTION
1.	07/02/91	ISSUE CONSTRUCTION DRAWINGS

**NOT TO BE USED
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON
TO REPRODUCE OR TRANSMIT THESE DRAWINGS
WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
TO MAKE THIS DOCUMENT.

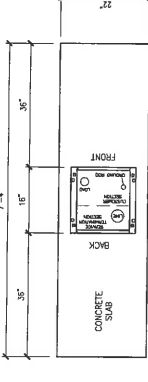
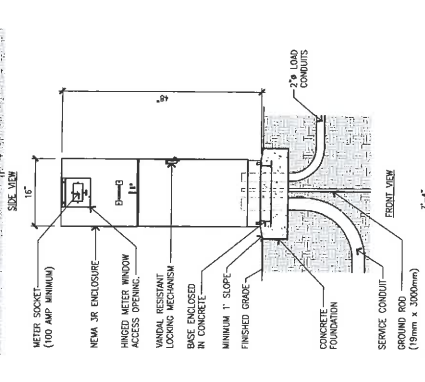
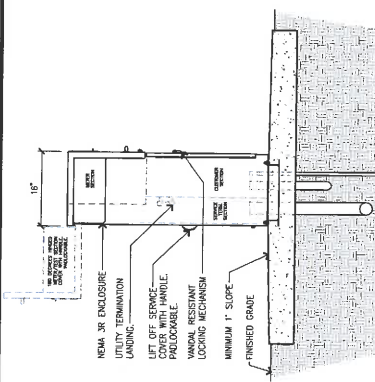
CSL03918 (CLV3918)
REVISED FOR CONSTRUCTION
20905 HOT SPRING RD.
MONOPALM (INDOOR)

SHEET TITLE

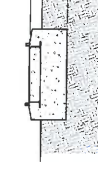
DETAILS

SHEET NUMBER

A-8



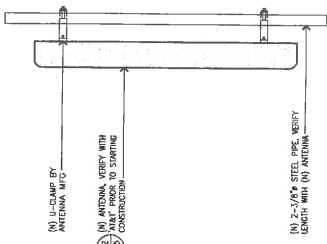
- *PEDESTAL MOUNTING HOLES
- *ANCHOR BOLT MOUNTING HOLES
- *MOUNTING BASE DETAIL (TOP VIEW)
- *35" MINIMUM PEDESTAL CLEARANCE
- *CONCRETE MOUNTING BOX REQUIRED PER N.E.C. 110-16.



NOTES:
1. CONTROL CABINET SHALL BE U/L LISTED "INDUSTRIAL CONTROL PANEL" PER UL 508.
2. CONSTRUCTION SHALL BE NEMA 3R.
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED ON THE PLANS.
4. CABINET WEIGHTS APPROXIMATELY 170lbs.
5. FOUNDATION SHALL EXTEND 3" MINIMUM BEYOND EDGE OF BASE.

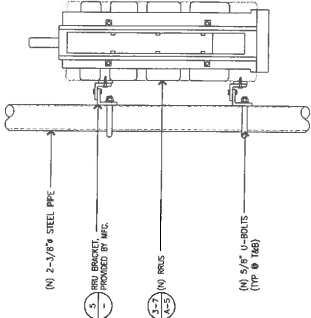
METER PEDESTAL DETAIL

1



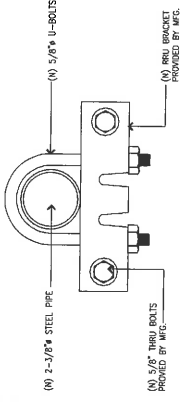
ANTENNA MOUNT

2



RRUS MOUNT

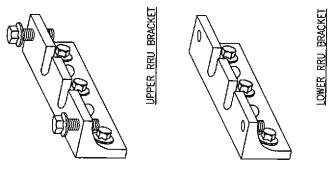
3



RRU BRACKET @ PIPE

4

MODEL: SKW20046/1
WALL-MOUNT BRACKET
SUPPLIED BY MFG.



RRUS MOUNTING BRACKET

5



1452 ENDICOTT AVE., 3RD FLOOR
 IUSTIN, CALIFORNIA 92710



25015 RAY AVE., SUITE 200
 IRVINE, CA 92614



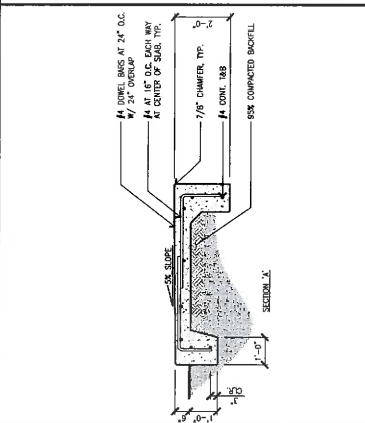
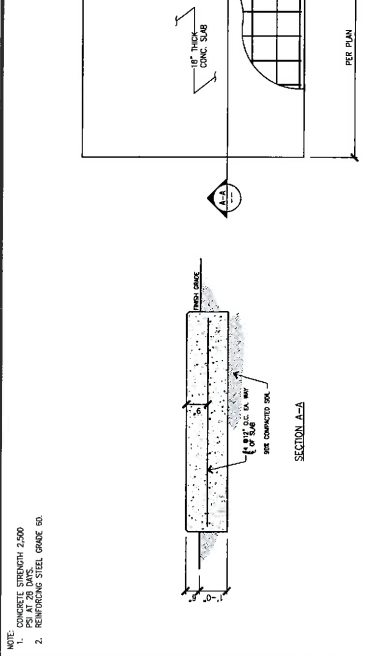
145 HIGHLAND AVE. SUITE 100
 ANAHEIM, CALIFORNIA 92817

REV	DATE	BY	DESCRIPTION
A	01/09/21	XXX	CONSTRUCTION DRAWINGS

**NOT TO BE USED
 FOR CONSTRUCTION**

CSU03018 (CLV3018)
 SKY VALLEY COC
 20805 HOT SPRING RD.
 MONROVIA (INDOOR)

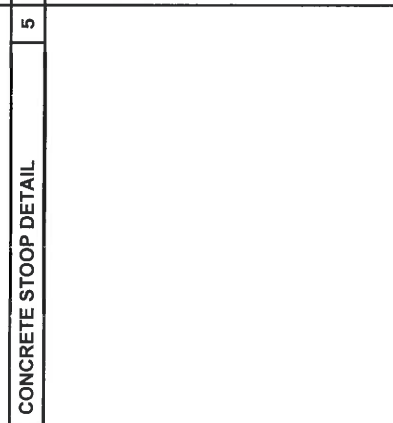
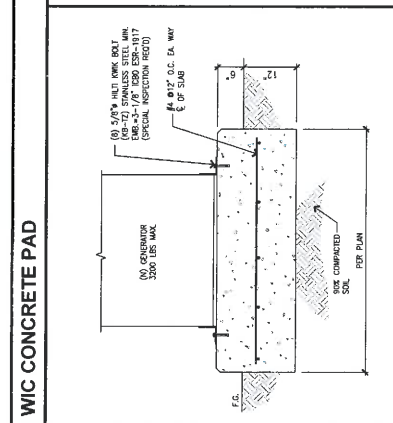
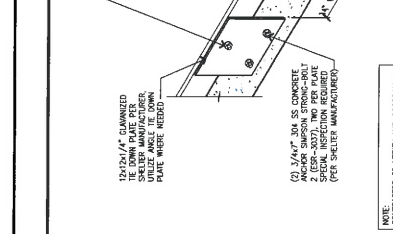
SHEET TITLE
**STRUCTURAL NOTES
 AND DETAILS**
 SHEET NUMBER
S-1



GENERAL NOTES

1. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CBC-19 SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL TRADES AND CONDITIONS OF ALL SUB-CONTRACTORS AND CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. STRUCTURAL DRAWINGS SHALL WORK IN CONFORMANCE WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
4. MATERIALS AND WORKMANSHIP SHALL BE AS DESCRIBED OR INDICATED ON THE DRAWINGS AND BE CONSIDERED FOR ENGINEERING PURPOSES UNLESS OTHERWISE NOTED.
5. ALL CONDITIONS SHOWN AS NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING WORK. WHERE CONDITIONS SHOWN THEY SHALL BE BROUGHT UP TO THE CONDITIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY AND BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
6. MECHANICAL EQUIPMENT MUST BE INSTALLED ACCORDING TO THE STRUCTURE, ISOLATORS, RESTRAINTS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF EQUIPMENT.

7. USPSA CODE: 2019 CBC
 A. WIND DESIGN:
 • BASIC WIND SPEED = 80.0 MPH
 • WIND CATEGORY = I
 • EXPOSURE = C
 D. SEISMIC DESIGN:
 • SEISMIC DESIGN CATEGORY = 1
 • RISK CATEGORY = 1
 • SITE CLASS = D

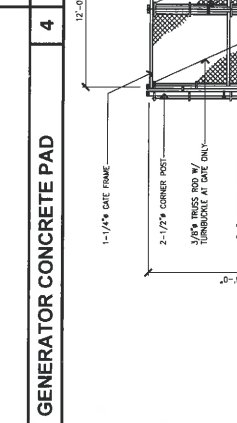
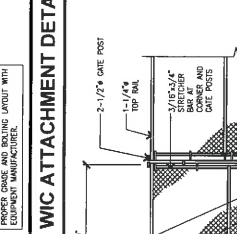


REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 U.O.A.
2. BARS SHALL BE CLEAN OF MUD, OIL OR OTHER CONTAMINANTS LIKELY TO IMPAIR BONDING.
3. ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
4. SPONGES SHALL BE USED TO HOLD BARS IN PLACE AS SHOWN OR WETTED SPLICES AT OTHER LOCATIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. WETTED SPLICES SHALL BE CONTINUOUS BETWEEN SPLICE LOCATIONS SHOWN IN THE DETAILS.

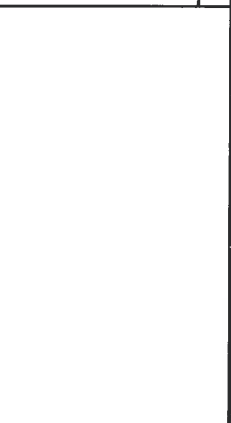
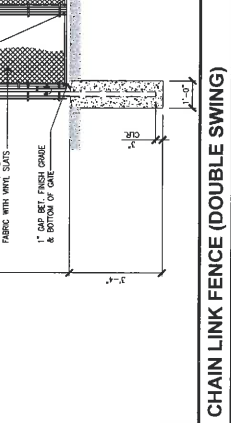
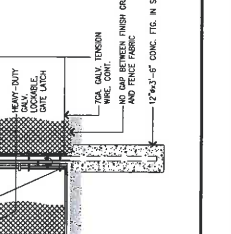
CONCRETE

1. CONCRETE SHALL BE TYPE II CONFORMING TO ASTM C1501 UNLESS OTHERWISE NOTED. THE WATER/CEMENT RATIO (W/C) SHALL BE 0.45 UNLESS OTHERWISE NOTED.
2. ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. CONCRETE SHALL NOT BE CURED LESS THAN 7 DAYS.
3. ACCORDANCE WITH ASTM C94
4. AGGREGATES SHALL CONFORM TO ASTM C33 1-1/2" MAXIMUM (TYPICAL) AND 3/4" FOR 4 INCH NOMINAL SLABS AND PAVED CONCRETE.
5. MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 • FLOOR SLAB ON GRADE (NOT EXPOSED) 1-1/2"
 • FLOOR COVER TO FLOOR 1-1/2"
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 CONCRETE FROM TOE WALLS SHALL BE WITHIN THE SPAN/DISTANCE SET BY THE AMERICAN CONCRETE INSTITUTE.
6. CONCRETE SHALL BE PLACED AND FINISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FORMWORK, BRACES AND OTHER ACCESSORIES NECESSARY TO MAINTAIN THE FORMWORK AND OTHER ACCESSORIES UNTIL THE CONCRETE HAS GAINED SUFFICIENT STRENGTH TO SUPPORT ITSELF WITHOUT THE FORMWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FORMWORK, BRACES AND OTHER ACCESSORIES UNTIL THE CONCRETE HAS GAINED SUFFICIENT STRENGTH TO SUPPORT ITSELF WITHOUT THE FORMWORK.
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9. FORM EXPOSED CORNERS OF COLLARS, BEAMS, WALLS, ETC. WITH 3/4" RADIUS UNLESS OTHERWISE NOTED OTHERWISE.
10. CONCRETE SHALL BE FINISHED ON ALL EXPOSED CONCRETE UNLESS OTHERWISE NOTED OTHERWISE.
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CHAIN LINK FENCE (DOUBLE SWING)

Irrigation Legend

Symbol	Catalogue No.	Manuf.	Description	GPM	PS	Detail No.
	IRS-M-B-1408	RAINBIRD	ROOT WATERING SYSTEM	2.0	30	A. SHEET L-3
	INCO-T-500	INCO	MASTER SHUTOFF VALVE			B. SHEET L-3
	CSA SERIES	RAINBIRD	REMOTE CONTROL VALVE			SET TOPS C. SHEET L-3
	CS-3	RAINBIRD	CS-3 MOTOR OUTDOOR			D. SHEET L-3
	RAIN CLK	RAINBIRD	RAIN SENSOR			

--- Schedule 40 PVC, Main Line Pipe @ 24" Depth (Exact depth of Valve sewer easement)
(3/4" Diameter Unless Otherwise Indicated)

--- Class 200 PVC Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)
Minimum Flow (GPM) Through Valve

GPM Valve Size

NOTES:
Controller Device, Install new controller only if one does not exist; or existing controller does not meet current City standards.

IRIGATION NOTES:

1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT FLOODING OVER-TOPPING, LOW HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS. SOIL TYPES AND INFILTRATION RATES SHALL BE CONSIDERED WHEN DESIGNING IRRIGATION SYSTEMS. IRRIGATION SYSTEMS SHALL BE DESIGNED, CONSULTED, APPROVED, AND MAINTAINED TO ACHIEVE AS HIGH AN OVERALL EFFICIENCY AS POSSIBLE.

2. ALL IRRIGATION SYSTEMS SHALL INCLUDE:
A. A SMART IRRIGATION CONTROLLER OR OTHER EQUIVALENT TECHNOLOGY WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND/DURATION OF IRRIGATION PULSES IN RESPONSE TO CHANGING WEATHER CONDITIONS. SHALL BE REQUIRED.
B. ANTI-FREEZE CHECK VALVES SHALL BE INSTALLED TO PREVENT LOW-HEAD DRAINAGE IN SPRINKLER HEADS.
C. A PRESSURE REGULATOR WHEN THE STATIC WATER PRESSURE EXCEEDS AN ALLOWED RECOMMENDED OPERATION PRESSURE OF THE IRRIGATION SYSTEM.
D. A PAN SENSOR WITH AN AUTOMATIC PAN SHUTOFF FEATURE SHALL BE REQUIRED.

DIS-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY THE BIDDING SERVICE ALERT BEFORE START OF CONSTRUCTION. 2 WORKING DAYS OF 48 HOURS. CONTRACTOR SHALL VERIFY FURNISHING LOCATION OF UTILITY AS NECESSARY TO IDENTIFY LOGICAL FURNISHING CONTRACTOR NOTES.

1. LANDSCAPE CONTRACTOR USED TO INSTALL PROPERTY LANDSCAPING SHALL BE OF QUALITY.

APPLICATIONAL DETAIL NOTES
1. APPLY FROM LEFT TO ALL IRRIGATION COMPONENTS.

CHECK VALVE NOTES
1. CONTRACTOR TO DOUBLE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.

MAINTENANCE NOTE
LANDSCAPE TO BE PROPERLY MAINTAINED IN A HEALTHY CONDITION FREE OF WEEDS, TICS OR PESTS. MAINTENANCE RESPONSIBILITY TO BE RECEIVED BETWEEN PROPERTY OWNER AND ART.

IRIGATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTEBELLO, CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTEBELLO, CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTEBELLO, CALIFORNIA.

2. THE PLAN IS FOR INFORMATION AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTEBELLO, CALIFORNIA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONTEBELLO, CALIFORNIA.

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F.O.C.

CONTRACTOR TO CONTACT THE BIDDING SERVICE ALERT BEFORE START OF CONSTRUCTION. 2 WORKING DAYS OF 48 HOURS. CONTRACTOR SHALL VERIFY FURNISHING LOCATION OF UTILITY AS NECESSARY TO IDENTIFY LOGICAL FURNISHING CONTRACTOR NOTES.

452 ENDICER AVE, 3RD FLOOR
JUSTIN, CALIFORNIA 92780

2910 MAIN ST, SUITE 200
IRVINE, CA 92614

4080 BALDWIN AVE SUITE 200
FARMER, CALIFORNIA 92730

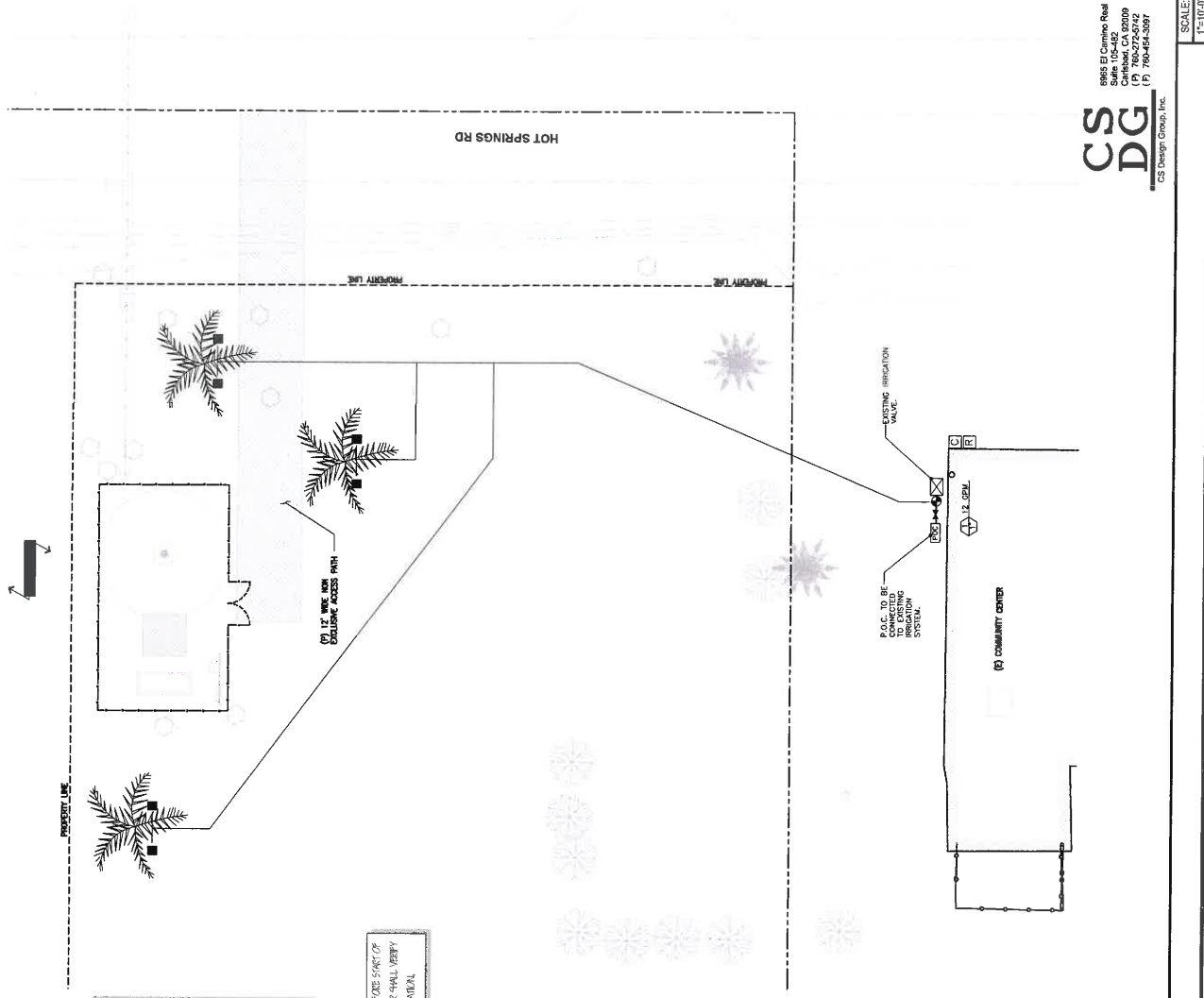
REV	DATE	DESCRIPTION
7	07/09/19	REVISED PER DMR
8	12/09/19	REVISED PER DMR
9	12/09/19	FINAL REVIEW / READY TO PRINT
10	11/02/20	FIELD REVIEW
11	07/02/21	REVISED PER DMR
12	07/02/21	REVISED PER DMR
13	02/02/21	REVISED PER DMR
14	01/14/21	LOCAL ZONING CHANGE
15	01/14/21	LOCAL ZONING CHANGE

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CSLO3918 (CLV3918)
SKY VALLEY COC
9905 W. HOT SPRINGS RD.
MONTEBELLO, CA 92241

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L-1



CS DG
CS Design Group, Inc.

6965 El Camino Real
Suite 105-102
Chico Hills, CA 92019
(P) 760-272-6702
(F) 760-454-3097

SCALE:
1"=10'-0"

REFER TO SHEET L-3 FOR IRRIGATION DETAILS
IRRIGATION PLAN



1485 BERINGER AVE. 3RD FLOOR
TUSTIN, CALIFORNIA 92780



2000 MAIN ST. SUITE 200
IRVINE, CA 92614



400 IRVING AVE SUITE 200
ANNEX CALIFORNIA 92701

REV	DATE	DESCRIPTION
7	01/26/20	REVISED PER DWA
8	12/18/19	REVISED PER DWA
9	12/24/19	PVC SCHEDULE 40 PIPE / BRASS BALL VALVE
4	11/29/19	FIELD ELECTRICAL DRAWINGS
3	11/29/19	FIELD ELECTRICAL DRAWINGS
2	11/29/19	FIELD ELECTRICAL DRAWINGS
1	10/24/19	REVISED PER DWA
0	01/24/19	ISSUE FOR CONSTRUCTION
A	01/24/19	ISSUE FOR CONSTRUCTION



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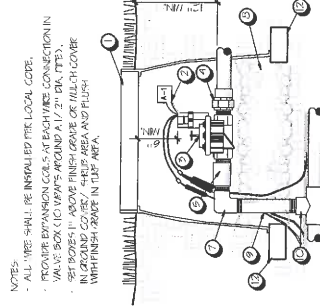
CSL03918 (CLV3918)
SKY VALLEY COC
20005 HIGH SPRING RD.
SUITE 200
MONTEBELLO, CA 91761-3224

SHEET TITLE
IRRIGATION DETAILS
SHEET NUMBER
L-2

6965 El Camino Real
Suite 105-402
Camarillo, CA 93010
CS Design Group, Inc.
Tel: (805) 272-5700
Fax: (805) 272-5709
Cell: (805) 272-5709
Email: info@csdesigngroup.com
Website: www.csdesigngroup.com

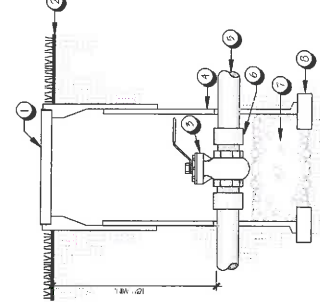
SCALE
N.T.S.

1. AMBER GREEN PLASTIC VALVE BOX 11/2" OPENING TO BE CONCRETE EQUAL TO 1/2" MIN. 2" HIGH TO W/CH PLAN 5.
2. CONTROL VALVE
3. PVC UNION
4. PVC SOIL GAS TIE (M.T.)
5. FINISH GRADE
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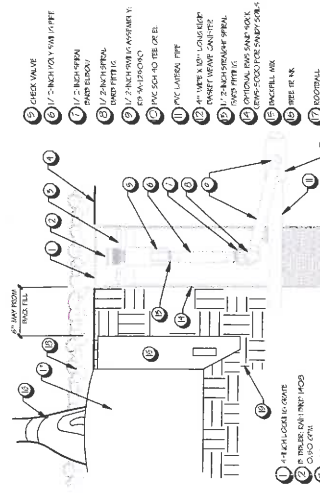


(C) REMOTE CONTROL VALVE
N.T.S.
P.G. STANDARD

1. 3/4" DRAWN UP ROUND GREEN PLASTIC VALVE BOX 11/2" DIA. BURNED INTO LID (MIN. 2" HIGH)
2. FINISH GRADE
3. BALL VALVE, LINE SIZE
4. VALVE BOX DIMENSION, LENGTH AS REQUIRED
5. PVC MAINLINE
6. PVC VALVE ADAPTER
7. 3/4" 1" REA GRAVEL
8. BRICK SUPPORTS



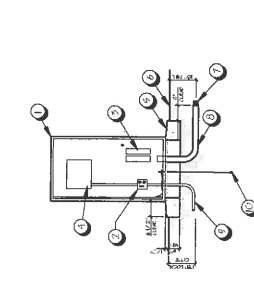
(B) BRASS BALL VALVE
N.T.S.



(A) ROOT WATERING SYSTEM
N.T.S.

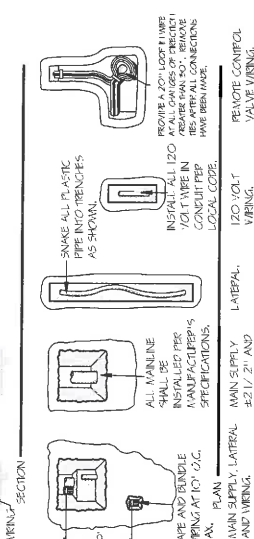
NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL AND NATIONAL CODES. ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. INSTALL PERMANENT BASE/JACKET PER MFG.'S SPECIFICATIONS.

1. PREPARE CONTROL PER BALL VALVE PER PLAN
2. 115 VOLT SWITCH/W/ GROUNDING OUTLETS ON CONTROLLER AND LOCATION
3. PREPARE CONTROL PER MFG.'S SPECIFICATIONS
4. PREPARE CONTROL PER MFG.'S SPECIFICATIONS
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50. PREPARE CONTROL PER MFG.'S SPECIFICATIONS



(D) CONTROLLER ENCLOSURE
N.T.S.

1. PER LOCAL CODE
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50. PER LOCAL CODE



(E) PIPE & WIRE TRENCHING DETAIL
N.T.S.

IRRIGATION PLAN



REV	DATE	DESCRIPTION
7	07/07/18	REVISED PER RFI
6	12/07/18	REVISED PER RFI
5	12/07/18	FINAL SURVEY / REPORT CHANGE
4	11/27/18	TITLE CHANGE
3	11/27/18	REVISED PER RFI
2	11/27/18	REVISED PER RFI
1	08/07/18	ISSUE FOR PERMITS
A	07/07/18	ISSUE FOR PERMITS
0	07/07/18	ISSUE FOR PERMITS



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CSL03918 (CLV3918)
SKY VALLEY COC
20905 CHERRY SPRING RD.
DESSER, CALIFORNIA 92241
MONOPALM (HOOOD)

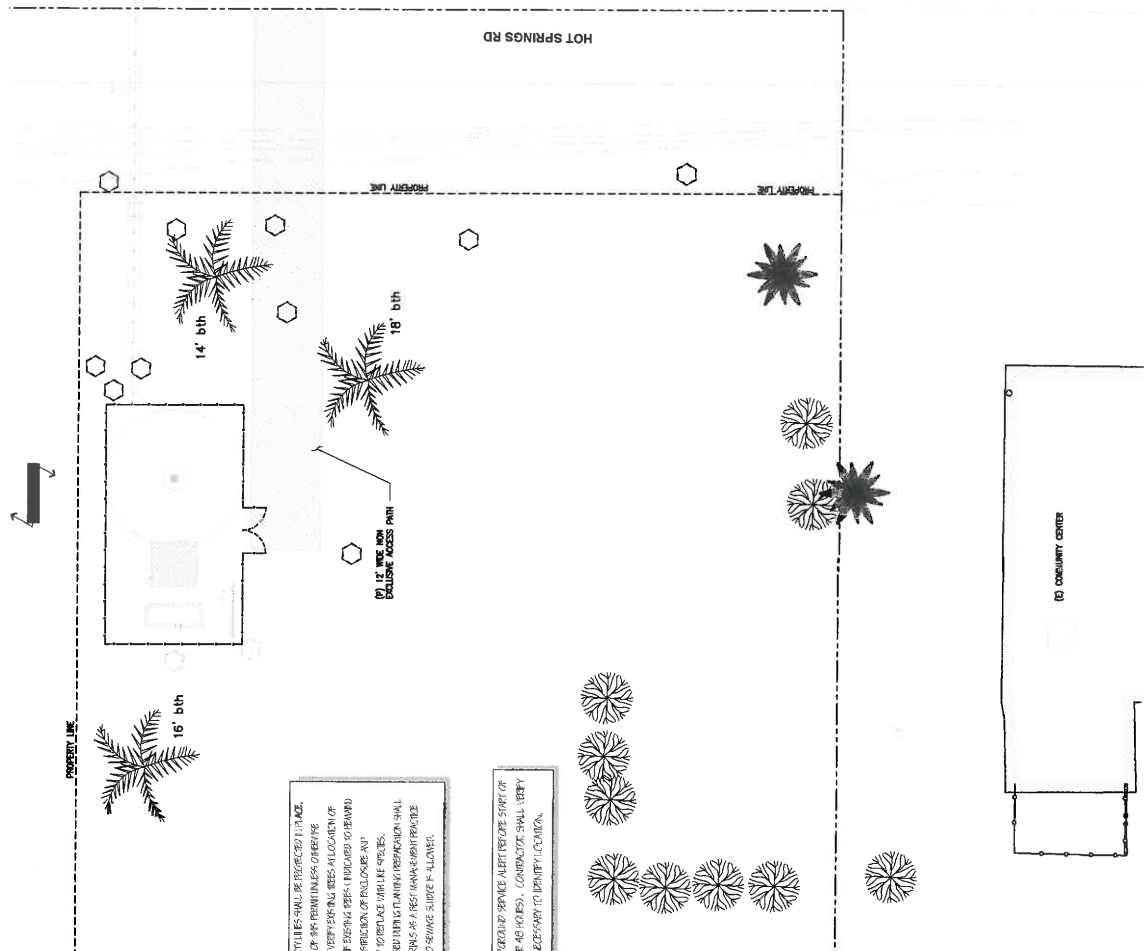
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-3

8885 El Comino Road
Suite 105-482
Irvine, CA 92609
(949) 451-1111
(F) 780-464-3397

CS DG
CS Design Group, Inc.

SCALE
1"=10'-0"



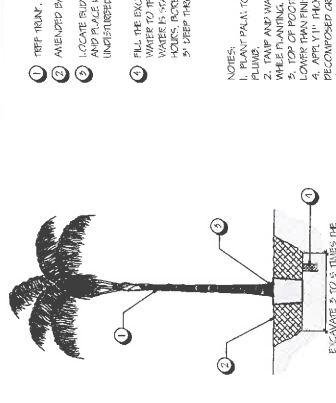
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Washingtonia robusta	Mexican Fan Palm	Refer to plan for size (bth: Brown Trunk height)	3
	Washingtonia robusta	Mexican Fan Palm	Refer to plan for size (bth: Brown Trunk height)	3

PLANTING NOTES

- THE SCOPE OF WORK INCLUDES THE REMOVAL OF EXISTING TREES NECESSARY FOR THE INSTALLATION OF THE PLANTING. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT. ALL TREES SHALL BE REMOVED BY THE CONTRACTOR WITHIN 10 BUSINESS DAYS OF THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
- PLANTING LOCATIONS ARE INDICATED BY THE SYMBOLS AND SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION OF ANY TREES.
- BEFORE ANY TREES ARE PLANTED, ALL PLANTING AREAS ARE TO HAVE BEEN GRADED AND ALL NECESSARY PERMITS OBTAINED FROM THE LOCAL AGENCIES. ALL PLANTING AREAS ARE TO HAVE BEEN GRADED AND ALL NECESSARY PERMITS OBTAINED FROM THE LOCAL AGENCIES.
- ALL PLANTING AREAS SHALL HAVE THE FOLLOWING FERTILIZER AND WATERING SCHEDULES:
 - 1. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 2. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 3. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 4. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
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 - 8. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 9. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 10. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
- ALL PLANTING AREAS SHALL HAVE THE FOLLOWING WATERING SCHEDULES:
 - 1. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 2. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 3. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 4. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
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 - 8. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 9. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT
 - 10. 10-10-10 FERTILIZER AT 10 LBS PER 1000 SQ FT

DIGITARY NOTE

- CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER BEFORE ANY WORK IS PERFORMED ON THE PROPERTY. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER BEFORE ANY WORK IS PERFORMED ON THE PROPERTY.
- CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER BEFORE ANY WORK IS PERFORMED ON THE PROPERTY. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER BEFORE ANY WORK IS PERFORMED ON THE PROPERTY.



PALM TREE INSTALLATION
SCALE: 1/4" = 1'-0"

1. TRUNK
2. ANGLE
3. LOCATE BUILDING ABOVE GROUP
4. LOCATE BUILDING ABOVE GROUP
5. LOCATE BUILDING ABOVE GROUP

PLANTING PLAN



REV	DATE	BY	DESCRIPTION

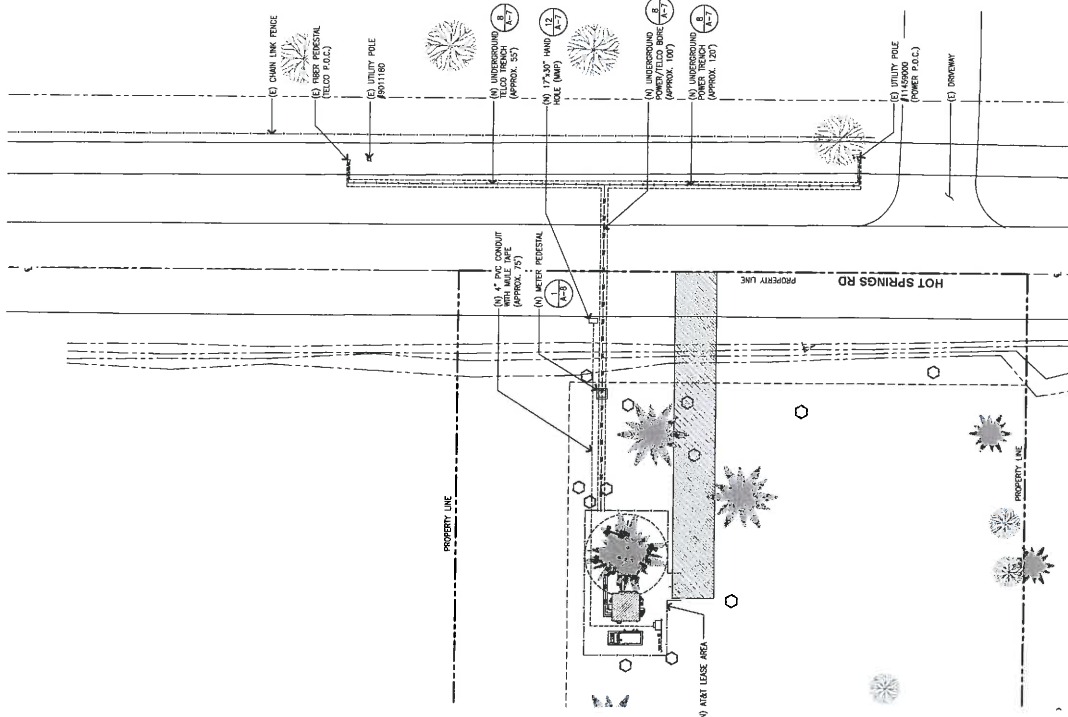
**NOT TO BE USED
FOR CONSTRUCTION**

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CEL03918 (CL03918)
SCL03918
20905 HOT SPRING RD.
MONOPOLM (INDOOR)

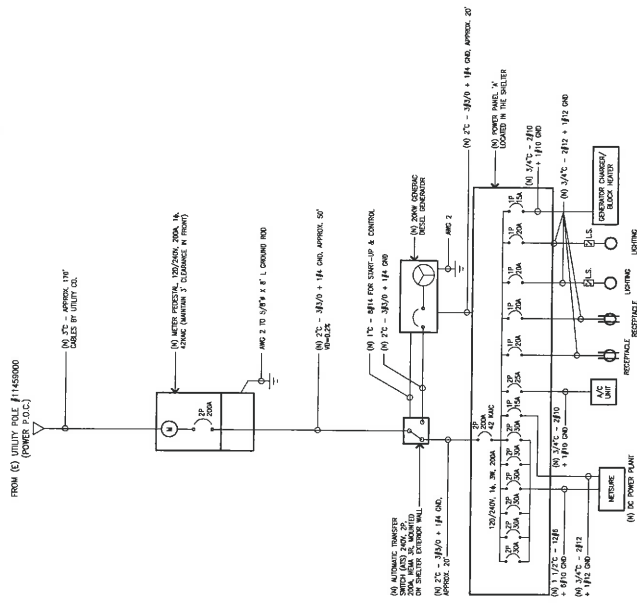
SHEET TITLE
ELECTRICAL SITE PLAN, SINGLE LINE
DIAGRAM AND PANEL SCHEDULE

SHEET NUMBER
E-1



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

ELECTRICAL SITE PLAN



SINGLE LINE DIAGRAM AND NOTES

- ELECTRICAL NOTES:**
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BALANCE ALL PHASES, REGARDLESS OF EXISTING LOADS.
 - VERIFY EACH NEW PANEL BOARD AND CIRCUIT BREAKERS TO MATCH EXISTING INCLUDING ALL LABELS AND TAGS. ALL NEW PANEL BOARDS SHALL BE APPROVED BY THE CITY OF MONOPOLM. ALL NEW PANEL BOARDS SHALL BE APPROVED BY THE CITY OF MONOPOLM. ALL NEW PANEL BOARDS SHALL BE APPROVED BY THE CITY OF MONOPOLM. ALL NEW PANEL BOARDS SHALL BE APPROVED BY THE CITY OF MONOPOLM.
 - ALL NEW PANEL SCHEDULES SHALL PROVIDE SERIES OF AVAILABLE FAULT CURRENT AT EACH CIRCUIT BREAKER AND FUSES ARE FULLY RATED TO WITHSTAND AVAILABLE FAULT CURRENT AT POINT OF CONNECTION.
 - CONTRACTOR TO PROVIDE DIMENSIONS OF EACH CIRCUIT BREAKER AND EQUIPMENT TO BE RATED AND LISTED AT 75°C.
 - VERIFY ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BALANCE ALL PHASES, REGARDLESS OF EXISTING LOADS.
 - VERIFY ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BALANCE ALL PHASES, REGARDLESS OF EXISTING LOADS.

PANEL SCHEDULE

PANEL	VOLTAGE	TYPE	SURFACE MOUNT		LOCATION		
			NEMA	LOCATION	IN THE SHELTER	LOCATION	
MAIN	C.B.	27, 200A	48	48	48	48	48
MEASURE 721 RECTIFIERS 142	2112	3	30	2	2112	2812	MEASURE 721 RECTIFIERS
MEASURE 721 RECTIFIERS 344	2112	5	30	6	800	2812	GENERATOR CHARGE/BLOCK HEATER
MEASURE 721 RECTIFIERS 546	2112	9	30	7	2	0	SPACE
MEASURE 721 RECTIFIERS 748	2112	11	30	11	2	0	SPACE
MEASURE 721 RECTIFIERS 840	2112	13	30	13	2	0	SPACE
MEASURE 721 G.F.I.	180	21	15A	4	0	0	SPACE
HVAC #1	1909	25	25	20	26	200	INDOOR LIGHT
DUPLEX RECEPTACLE	180	1909	27	2	180	180	INDOOR LIGHT
TOTAL @ PHASE A	13049	2408	29	62	3174	12292	TOTAL @ PHASE B
CONN. LOAD =	35384	VA	14751	VA	35384	VA	FEEDER AMPS =

PANEL SCHEDULE



INFRASTRUCTURE
2030 MAIN ST., SUITE 200
IRVINE, CA 92614



REV	DATE	DESCRIPTION
1.	01/02/21	ISS CONSTRUCTION DRAWINGS

**NOT TO BE USED
FOR CONSTRUCTION**

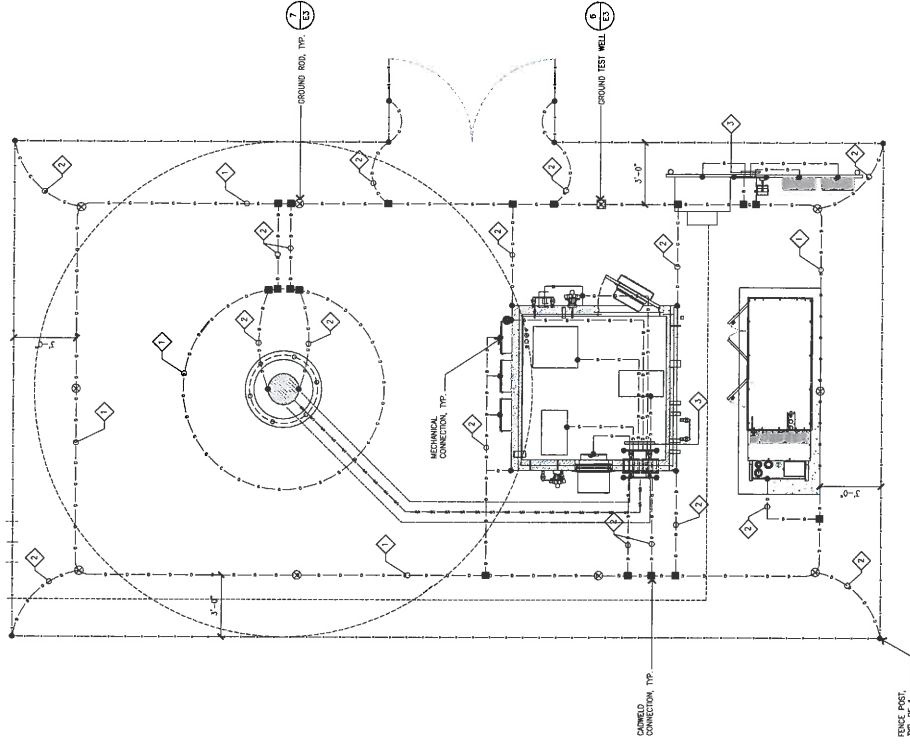
THIS IS A WORK COPY OF THE DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ORIGINAL DRAWING WILL BE KEPT IN THE PROJECT ARCHIVE.

CEL020818 (01/09/18)
SKY VALLEY COC
20905 HOT SPRING RD.
MONOPALM (INDOOR)

SHEET TITLE
**GROUNDING PLAN
AND NOTES**
SHEET NUMBER
E-2

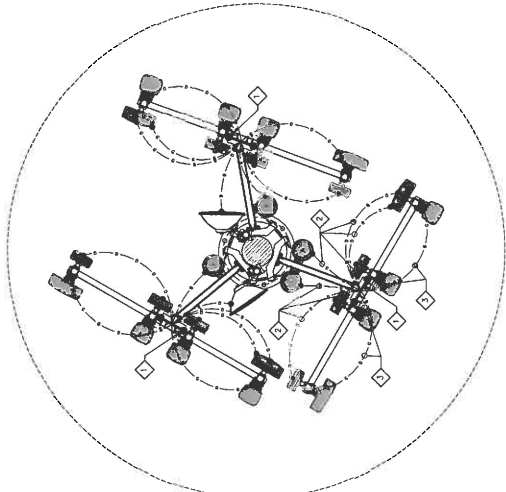
SCALE: 1/8"=1'-0"
1

- REMARKS**
- 1. AWG 2 BOM FINISHED GROUND RING, BURIED 30" BELOW GRADE.
 - 2. AWG 2 BOM FINISHED.
 - 3. AWG 2 INSULATED COPPER GROUND WIRE.
 - 4. MASTER EQUIPMENT GROUND BUS BAR.



EQUIPMENT GROUNDING PLAN

- REMARKS**
- 1. AWG 2 ANTENNA GROUND BUS BAR @ EACH SECTOR.
 - 2. AWG 2 INSULATED COPPER GROUND WIRE FROM (N) IRIS & (N) SARC SUPPRESSORS.
 - 3. AWG 2 INSULATED COPPER GROUND WIRE FROM (N) ANTENNA TO (N) ANTENNA GROUND RING.



ANTENNA GROUNDING PLAN (TYPICAL PER SECTOR)

SCALE: 1/8"=1'-0"
2

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONNECTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RINGS AND OTHER METALLIC COMPONENTS USING BLS GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ALL APPLICABLE CODES AND STANDARDS. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDING THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TO THE GROUNDING SYSTEM.
3. ALL GROUND CONNECTIONS SHALL BE AWG 2. UNLESS OTHERWISE NOTED, ALL GROUND WIRE SHALL BE TW COATED OR GREEN INSULATED WIRE.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO GROUND TO A RANGE OF 3 TO 10 OHMS MAXIMUM. PROVIDE CLEAR RECORDS OF ALL TESTS. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE GROUND CONDUCTOR FROM THE ANTENNA TO GROUNDING POINT. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITHNESSED BY THE CLIENT REPRESENTATIVE.
5. VERIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM, DUE TO SITE SOIL CONDITIONS.
6. BLS GROUNDING CONDUCTOR SHALL BE HARD DRAWN COPPER SIZES AS NOTED ON PLAN.
7. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 30" BELOW GRADE IN TRENCH WITHIN LEASE AREA AND BACK FILL PER SOils REPORT.
8. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS, NOT LESS THAN 90 DEGREE.
9. ALL SUPPORT STRUCTURES, CABLE CHANNELS, WAYS OR WIRE TRAYS SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "W/SP" WITH A MINIMUM NO. 6 COPPER CONDUCTOR AND (2) 2-HOLE COPPER COMPRESSION CONNECTOR AT BUS.
10. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - A. BUSHY, NY-CRANE UL LISTED CONNECTORS (MECHANICAL CONNECTIONS).
 - B. NY-CRANE UL LISTED CONNECTORS (MECHANICAL CONNECTIONS).
 - C. TWO "2-HOLE COPPER COMPRESSION FITTINGS (BLS BAR CONNECTIONS).
11. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DEGREE VISIBLE AT THE CRIMP.
12. ALL GROUND CONNECTIONS SHALL BE BURIED AND SHALL HAVE A COATING OF "NOPS-SHIELD" OR "NO-CR-04" APPLIED TO THE CONNECTION.
13. ALL CONNECTION, HOMOGENE AT EQUIPMENT SHALL BE TYPE 315 SS, OR DURUM BRONZE, "NOPS-SHIELD" OR "NO-CR-04" APPLIED TO THE CONNECTION.
14. THE GROUND RING SHALL BE INSTALLED 24" MINIMUM BEYOND ANY BUILDING DRIP EDGE.
15. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEW ARTICLE 250-40 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODES SHALL BE LIMITED TO GROUND RODS, GROUND RING IF SERVICE IS WITHIN THE RADIUS EQUIPMENT LOCATION, BULKING STEEL IF APPLICABLE, COLD WATER PIPE WITHIN FIVE FEET OF WATER SERVICE IF APPLICABLE.

GROUNDING NOTES

3



REV	DATE	DESCRIPTION
A.	10/20/21	USE CONDUCTOR RINGS

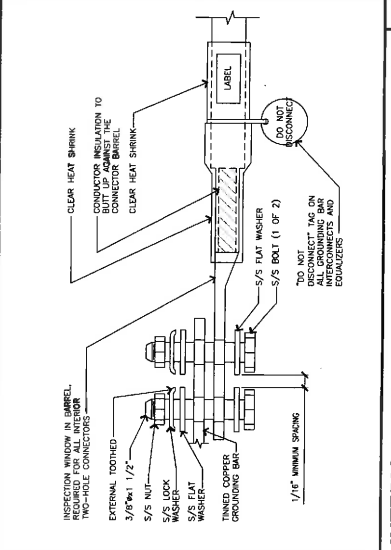
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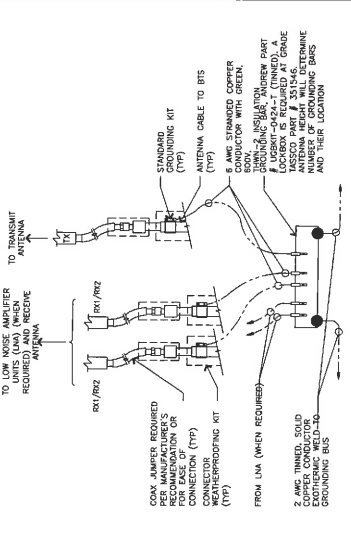
CELESTRIE (CALVE) (S)
 SKY VALLEY COO
 20905 HOT SPRINGS RD.
 DESERT HOT SPRINGS, CA 92241
 MONOPALM (INDOOR)

SHEET TITLE
GROUNDING DETAILS

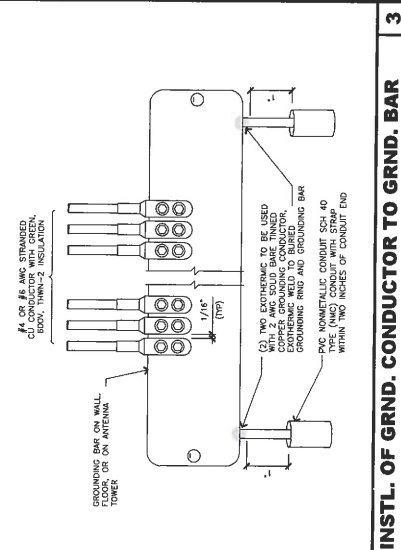
SHEET NUMBER
E-3



1 INTERIOR TWO HOLE LUG



2 ANTENNA GROUNDING BAR



3 INSTL. OF GRND. CONDUCTOR TO GRND. BAR

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE SUFFICIENT CONTACT AT EACH END THAT WILL OCCURET THIS

SECTION "P" — SURGE PROTECTORS

CABLE ENTRY POINTS (ANTENNA PLATES) (2 AWG)
 GENERATOR FRAMEWORK (IF AVAILABLE) (2 AWG)
 TELE GROUND BAR (2 AWG) NORTH/SOUTH/GROUND BOND (2 AWG)
 +24V POWER SUPPLY RETURN BAR (2 AWG)
 RECEPTACLE FRAMEWORK (2 AWG)
 COAX SUPPRESSION

SECTION "X" — SURGE ABSORBERS

INTERIOR GROUND RING (2 AWG)
 EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (2 AWG)
 BUILDING STEEL (IF AVAILABLE) (2 AWG)
 BUILDING SHEET (IF AVAILABLE) (2 AWG)

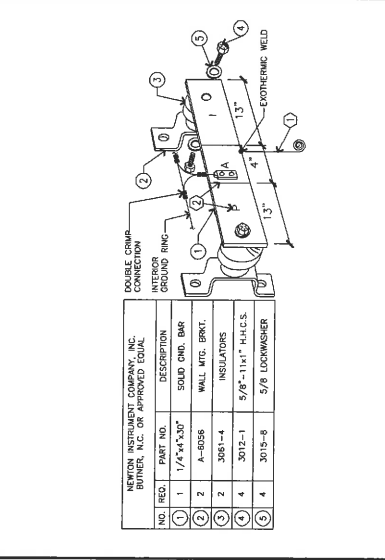
SECTION "Y" — ISOLATED GROUNDING ZONE

ALL COMMUNICATIONS EQUIPMENT FRAMES, ROSS AND BAR — (2 AWG) (2 AWG)

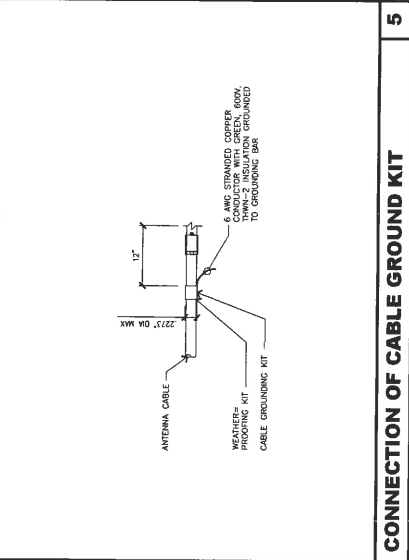
DETAIL NOTES:

1. GROUND BAR, POINT CONDUCTOR TO BURIED GROUND BAR AND PROVIDE PARALLEL EXOTHERMIC WELD.

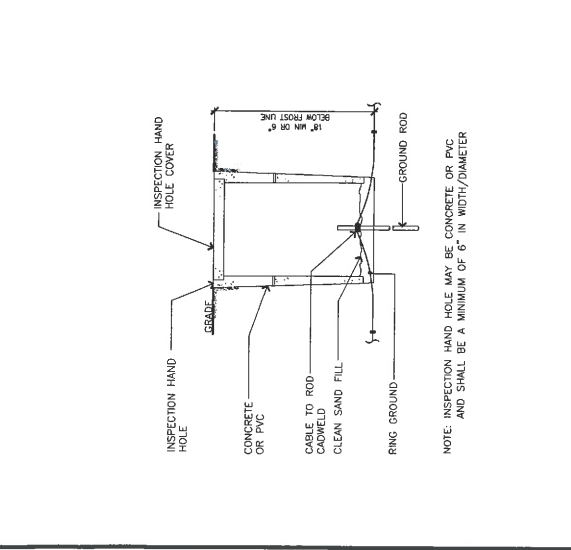
2. USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "X", "Y") WITH 1" HIGH LETTERS.



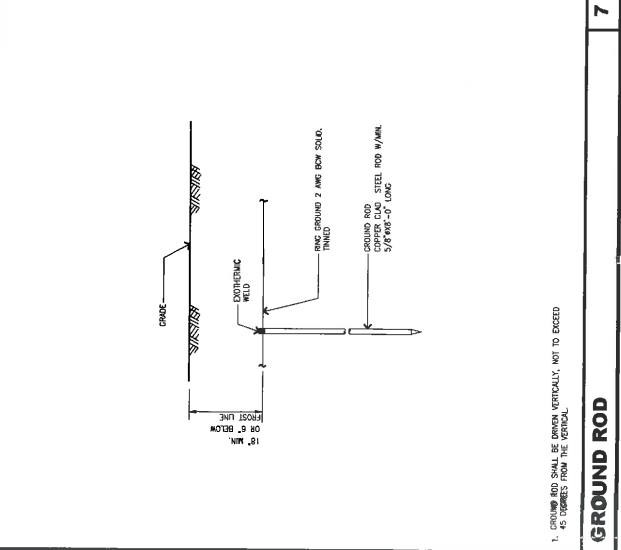
4 GROUND BAR



5 CONNECTION OF CABLE GROUND KIT



6 GROUND ROD WITH ACCESS



7 GROUND ROD

1. CONDUIT END SHALL BE OPEN VERTICALLY, NOT TO EXCEED 1/4\"/>



CSL03918 (CLV3918)

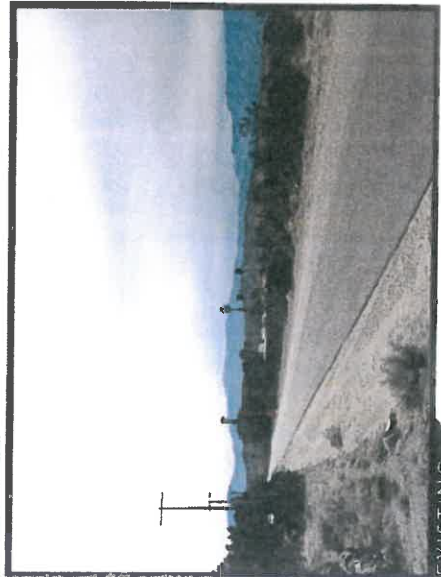
SKY VALLEY COC

20905 HOT SPRING RD. DESERT HOT SPRINGS, CA 92241

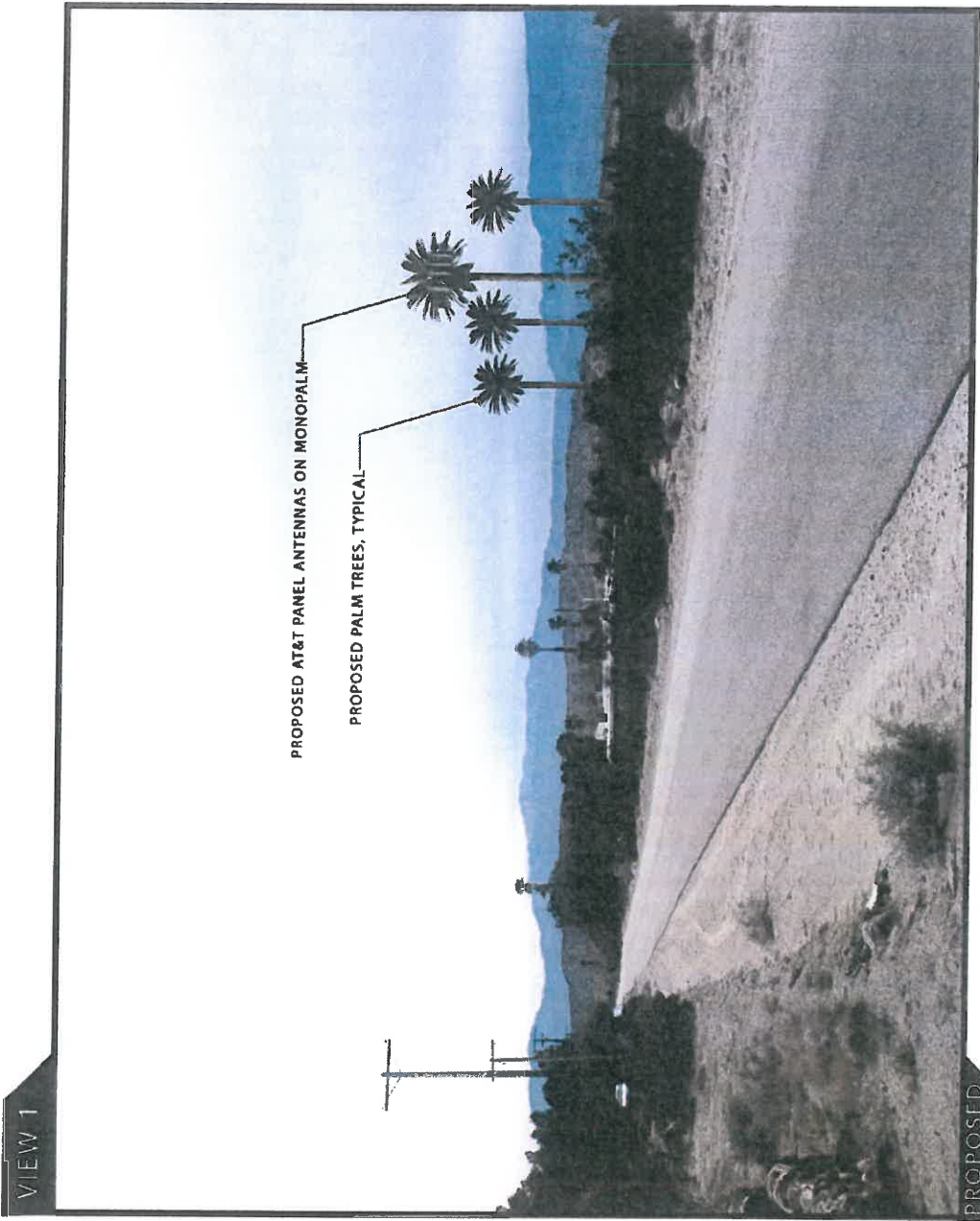


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LOCATION



EXISTING



VIEW 1

PROPOSED AT&T PANEL ANTENNAS ON MONOPALM

PROPOSED PALM TREES, TYPICAL

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



at&t

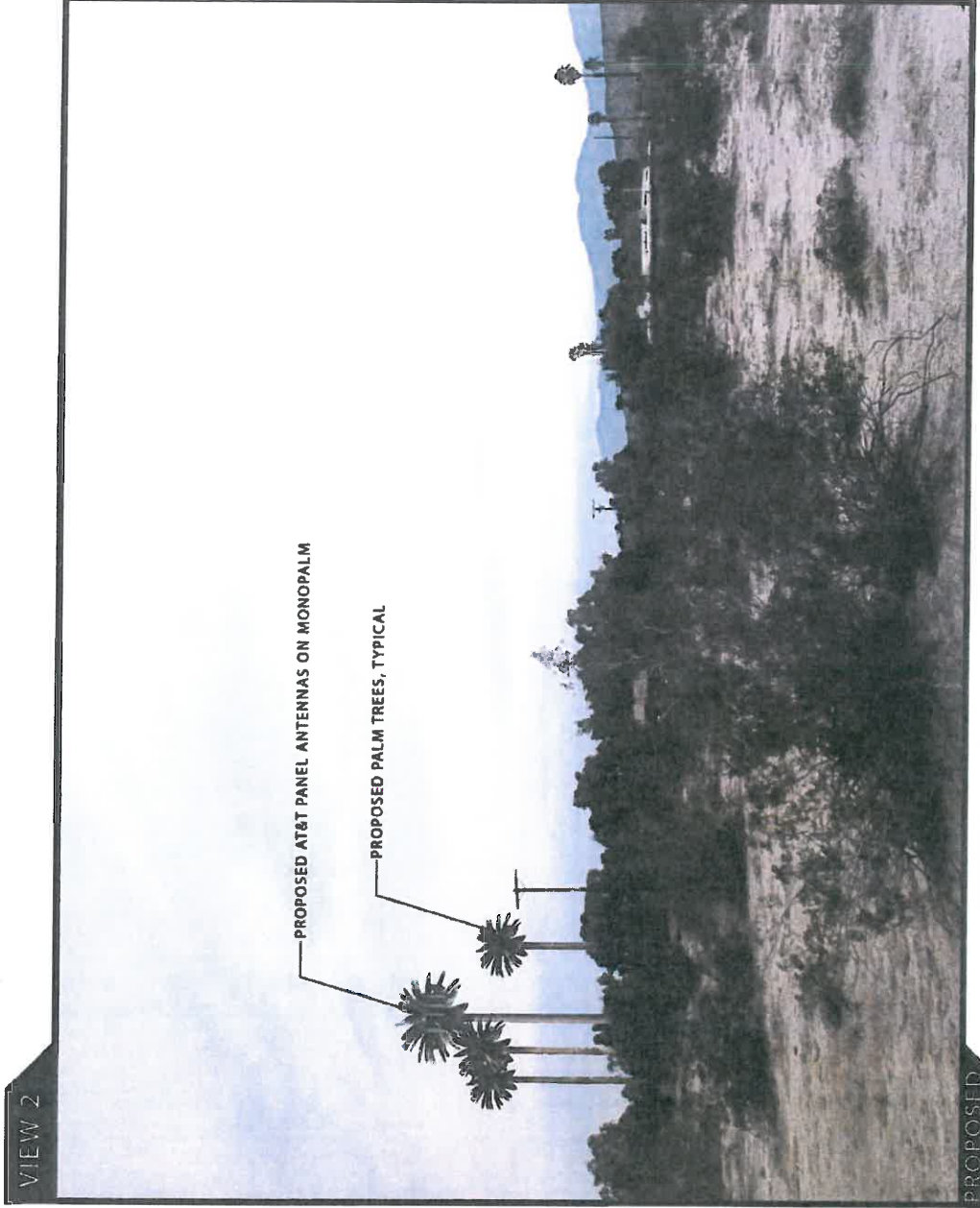
CSL03918 (CLV3918)

SKY VALLEY COC

20905 HOT SPRING RD. DESERT HOT SPRINGS, CA 92241



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ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CSL03918 (CLV3918)

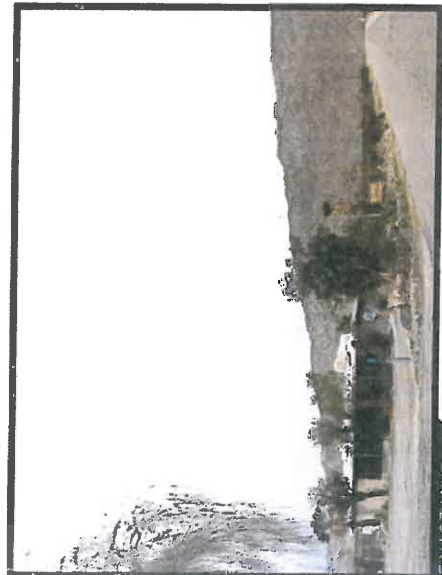
SKY VALLEY COC

20905 HOT SPRING RD. DESERT HOT SPRINGS, CA 92241



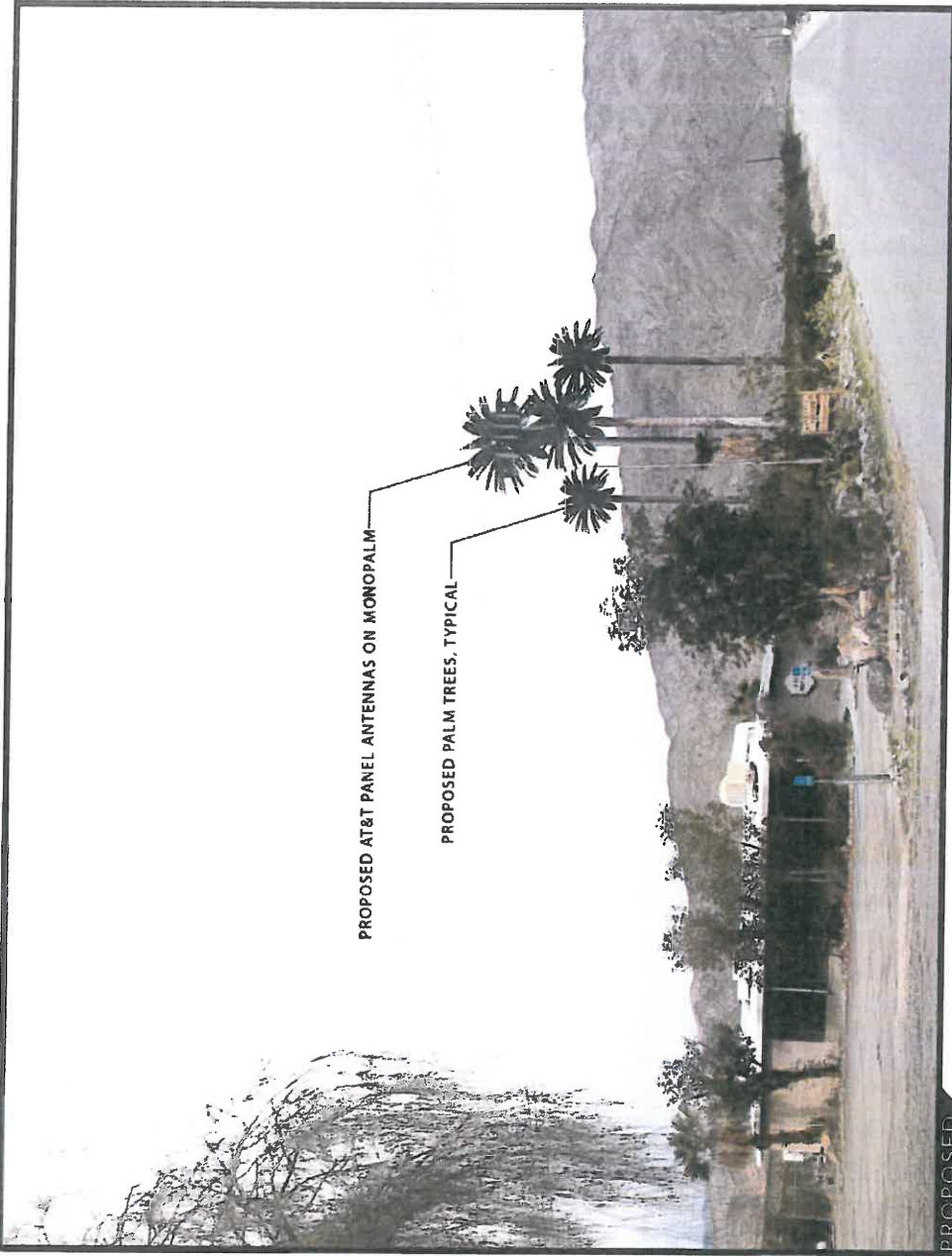
LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 3



PROPOSED AT&T PANEL ANTENNAS ON MONOPALM

PROPOSED PALM TREES, TYPICAL

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Irrigation Legend

Symbol	Category No.	Manuf.	Description	QPM	PSI	Detail No.
■	IRRS-WI-1-1035	RAMBOLD	ROOT WATERING SYSTEM	2.0	30	A, SHEET L-3
■	IRRS-WI-1-1035	RAMBOLD	MASTER SHUTOFF VALVE			B, SHEET L-3
■	IRRS-WI-1-1035	RAMBOLD	REMOTE CONTROL VALVE			SET JOPS/C
■	IRRS-WI-1-1035	RAMBOLD	RAIN SHUT-OFF VALVE			D, SHEET L-3
■	IRRS-WI-1-1035	RAMBOLD	RAIN SENSOR			D, SHEET L-3
■	IRRS-WI-1-1035	RAMBOLD	RAIN SHUT-OFF VALVE			D, SHEET L-3

--- Schedule 40 PVC, 1/2" Dia. (Coast depth of future street easement)
 (1/4" Diameter Unless Otherwise Indicated)
 --- Class 200 PVC, 1/2" Dia. (1/4" Min. Depth (1/4" Diameter Unless Otherwise Indicated))
 --- Class 200 PVC, 1/2" Dia. (1/4" Min. Depth (1/4" Diameter Unless Otherwise Indicated))
 --- Class 200 PVC, 1/2" Dia. (1/4" Min. Depth (1/4" Diameter Unless Otherwise Indicated))
 --- Class 200 PVC, 1/2" Dia. (1/4" Min. Depth (1/4" Diameter Unless Otherwise Indicated))

NOTES:
 Controller Device, install new controller only if one does not exist or existing controller does not meet current City standards.

IRRIATION NOTES

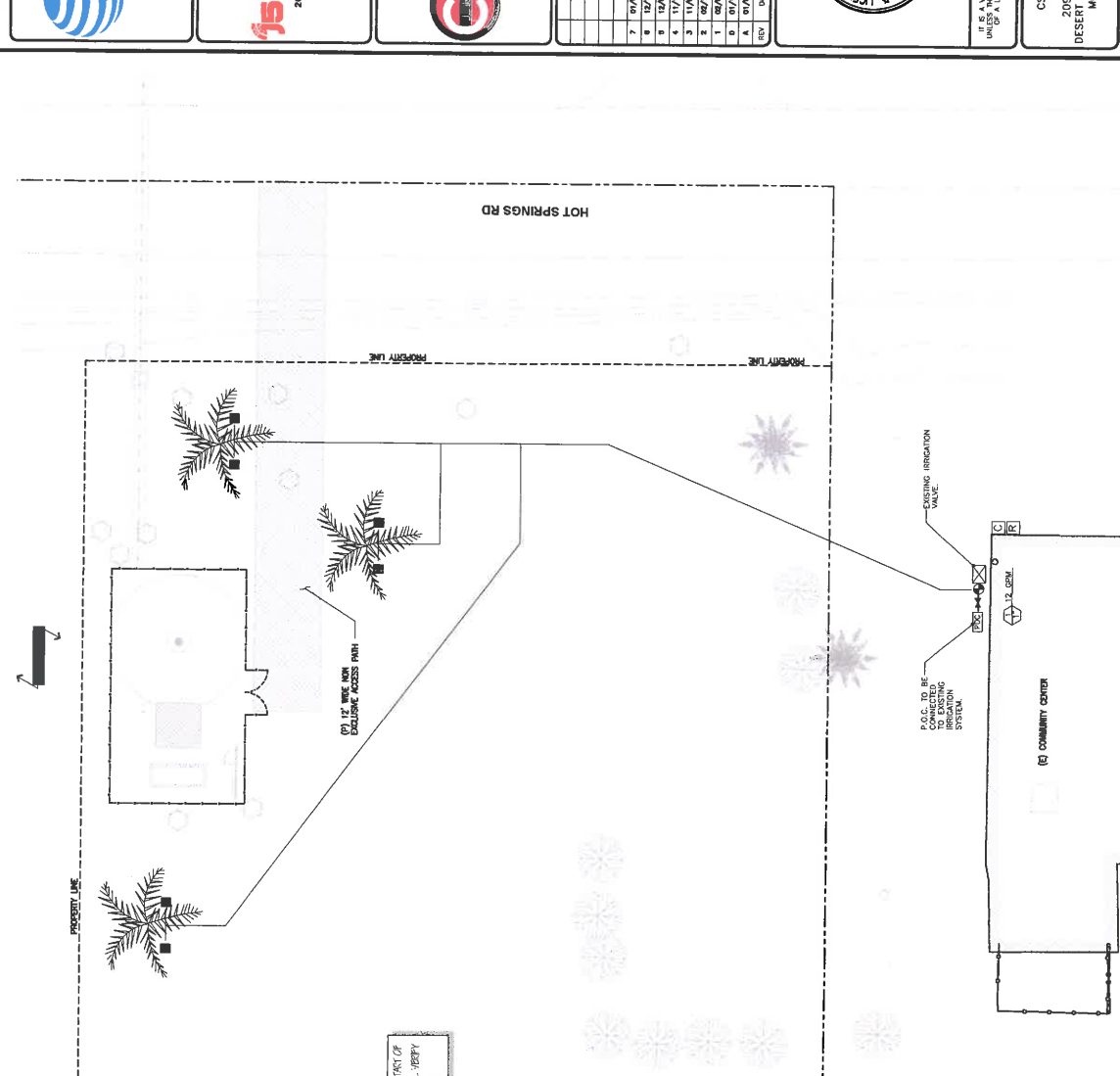
1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT BURN OFF OVER-SPRAY, LOW-HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS. SOIL TYPES AND INFILTRATION RATES SHALL BE CONSIDERED WHEN DESIGNING IRRIGATION SYSTEMS. IRRIGATION SYSTEMS SHALL BE DESIGNED, CONSIDERED, INSTALLED, AND MAINTAINED TO ACHIEVE AS HIGH AN OVERALL EFFICIENCY AS POSSIBLE.
2. ALL IRRIGATION SYSTEMS SHALL INCLUDE:
 - A. A SMART IRRIGATION CONTROLLER, OR OTHER EQUIVALENT TECHNOLOGY WHICH AUTOMATICALLY ADJUSTS THE FREQUENCY AND/OR DURATION OF IRRIGATION EVENTS IN RESPONSE TO CHANGING WEATHER CONDITIONS. SHALL BE REQUIRED.
 - B. ANTI-DRAIN CHECK VALVES SHALL BE INSTALLED TO PREVENT LOW-HEAD DRAINAGE IN SPRINKLER HEADS.
 - C. A PRESSURE REGULATOR WHEN THE STATIC WATER PRESSURE EXCEEDS AVAILABLE RECOMMENDED OPERATION PRESSURE OF THE IRRIGATION SYSTEM.
 - D. A RAIN SENSOR WITH AN AUTOMATIC RAIN SHUTOFF FEATURE SHALL BE REQUIRED.

IRRIATION DETAIL NOTES

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WEEKS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES.
- LANDSCAPE CONTRACTOR NOTES:
 - A. LANDSCAPE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WEEKS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES.
- IRRIATION DETAIL NOTES:
 - A. IRRIGATION DETAIL NOTES SHALL BE CONSIDERED.
- CHECK VALVE NOTES:
 - A. CONTRACTOR TO INSTALL CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.
- MAINTENANCE NOTE:
 - A. IRRIGATION TO BE PROPERLY MAINTAINED IN A HEALTHY CONDITION FREE OF WEEDS, PESTS OR DISEASES. MAINTENANCE RESPONSIBILITY TO BE DETERMINED BETWEEN PROPERTY OWNER AND AEST.

IRRIATION NOTES

1. CONTRACTOR TO CONNECT TO EXISTING IRRIGATION AT LOCATION OF EXISTING IRRIGATION VALVE (SEE PLAN). CONTRACTOR TO VERIFY EXISTING IRRIGATION VALVE WITH OWNER. CONTRACTOR TO VERIFY ALL IRRIGATION AND LATERAL LINES AND REPLACE IF DAMAGED OR WORN. CONTRACTOR TO ADD "SMART" CONTROLLER WIRELESS-CLK (PER NOTES, THIS PAGE).



AT&T
 1465 ENCINER AVE. 950 F.C.S.
 TUSTIN, CALIFORNIA 92780

IS INFRASTRUCTURE
 2001 WILLOW ST. SUITE 200
 IRVINE, CA 92614

CASA
 440 WINDLARK AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
7	07/27/18	REVISED PER RFI
8	12/17/18	REVISED PER RFI
9	12/17/18	FINAL REVIEW / MARK CHANGE
4	11/17/18	TRACED ERROR
3	11/07/18	PHASE ELECTRICAL CHANGES
2	07/27/18	REVISED PER RFI
1	07/27/18	ISSUED FOR PERMITS
0	07/27/18	ISSUE DURING PERMITS
A	07/27/18	REV. DURING PERMITS

LINDSAY ARCHITECTS
 LICENSED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA #46793

IF A MODIFICATION OF LAW FOR ANY PERSON, UNLESS A MODIFICATION IS MADE UNDER THE DIRECTION OF A COURT OF APPEALS, THE DIRECTION OF THE BOARD OF ARCHITECTURE TO ALTER THIS DOCUMENT.

CSL03918 (CLV5918)
 SKY VALLEY COC
 20905 HOT SPRING RD.
 DESERET VALLEY (INDUS) CTR
 MONROVIA (INDUS)

SHEET TITLE
 IRRIGATION PLAN
 SHEET NUMBER
 L-1

CS DG
 CS Design Group, Inc.

APPROVED FINAL
 LANDSCAPE CONCEPT
 DATE: 02/09/2021
 ANE 02/09/2021

6906 El Camino Road
 Suite 105-402
 Camarillo, CA 93009
 (805) 486-4444
 (F) 766-44-3697

SCALE
 1"=10'-0"

REFER TO SHEET L-3 FOR IRRIGATION DETAILS
 IRRIGATION PLAN



1465 ENINGER AVE. 3RD FLOOR
TUSTIN, CALIFORNIA 92780



2000 MAIN ST. SUITE 200
IRVINE, CA 92614



400 HIGHLAND AVE SUITE 200
IRVINE, CALIFORNIA 92614

REV	DATE	DESCRIPTION
1	02/20/18	ISSUED FOR PERMITS
2	02/20/18	ISSUED FOR PERMITS
3	02/20/18	ISSUED FOR PERMITS
4	02/20/18	ISSUED FOR PERMITS
5	02/20/18	ISSUED FOR PERMITS
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49	02/20/18	ISSUED FOR PERMITS
50	02/20/18	ISSUED FOR PERMITS



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS LICENSED PROFESSIONAL ENGINEER, TO SEAL THIS DOCUMENT.

CSLD03918 (CLV3918)
SKY VALLEY, COC
2000 MAIN ST. SUITE 200
IRVINE, CA 92614
DESERT HOT SPRINGS, CA 92241
MONOPALM (INDOOR)

SHEET TITLE
IRRIGATION DETAILS

SHEET NUMBER
L-2

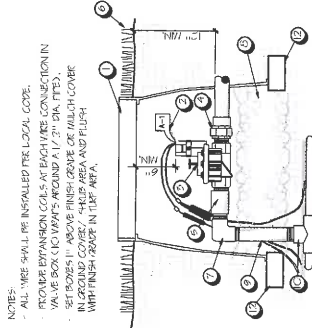
SCALE
N.T.S.

6885 El Camino Real
Suite 105-48
San Diego, CA 92121
(619) 780-5275
(619) 780-4633
(F) 780-463397

CS DG
CS Design Group, Inc.

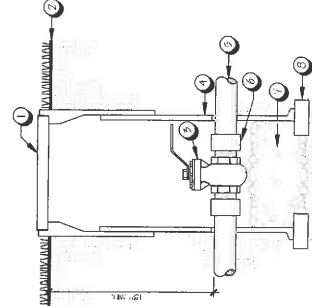
APPROVED FINAL
LANDSCAPE CONCEPT
PLAN
DATE: 02/09/2021

1. ALL WIRE SHALL BE INSTALLED PER LOCAL CODES.
2. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WATS) AROUND A 1/2" DIA. FITS).
3. SET BOXES 1" ABOVE FINISH GRADE OF MARCH COVER. THE WIRE SHALL BE PROTECTED BY A 1/2" DIA. RIGID PIPE.
4. SET BOXES 1" ABOVE FINISH GRADE OF MARCH COVER. THE WIRE SHALL BE PROTECTED BY A 1/2" DIA. RIGID PIPE.
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(C) REMOTE CONTROL VALVE
N.T.S.
P.G. STANDARD

1. 3" DIA. WIRE ROUND GREEN PLASTIC VALVE BOX W/ 2" DIA. BOUNDED INTO LIP 1" (MIN. 2" HIGH)
2. FINISH GRADE
3. BALL VALVE LINE SIZE
4. VALVE BOX EXTENSION LENGTH AS REQUIRED
5. P.V.C. WARELINE
6. P.V.C. WARE ADAPTER
7. 3/4" 1" PEA GRAVEL
8. BRICK SUPPORTS



(B) BRASS BALL VALVE
N.T.S.

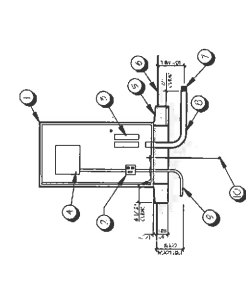
1. 1/2" DIA. WIRE
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49. 1/2" DIA. WIRE
50. 1/2" DIA. WIRE



(A) ROOT WATERING SYSTEM
N.T.S.

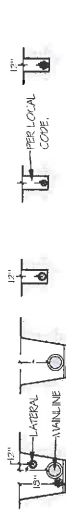
NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL AND NATIONAL CODES. ELECTRICAL WIRE TO BE INSTALLED BY OPERATOR. SEE IRRIGATION CONTROLLER PER IFA'S SPECIFICATIONS. INSTALL PERISTALTIC PUMP IN ACCORDANCE WITH IFA'S SPECIFICATIONS.

1. IRRIGATION CONTROLLER PER ENCL. 008 PER PLAN
2. 115 VOLT 2" RICH W/ GROUNDED OUTLETS ON CONTROLLER AND COMMON
3. IRRIGATION CONTROLLER LOCATION
4. EQUIP. CONCRETE FOOTING - 6" MIN. THICK AND AS REQUIRED
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(D) CONTROLLER ENCL. 008
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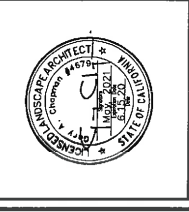


(E) PIPE & WIRE TRENCHING DETAIL
N.T.S.

IRRIGATION PLAN



REV	DATE	DESCRIPTION
7	01/07/19	REVISION PER PER
8	12/07/18	FINAL SHEET / SHEET CHANGE
9	11/07/18	FIELD DESIGN
10	09/07/18	REVISION PER PER
11	08/07/18	REVISION PER PER
12	07/07/18	REVISION PER PER
13	06/07/18	REVISION PER PER
14	05/07/18	REVISION PER PER
15	04/07/18	REVISION PER PER
16	03/07/18	REVISION PER PER
17	02/07/18	REVISION PER PER
18	01/07/18	REVISION PER PER
19	12/07/17	REVISION PER PER
20	11/07/17	REVISION PER PER
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28	03/07/17	REVISION PER PER
29	02/07/17	REVISION PER PER
30	01/07/17	REVISION PER PER
31	12/07/16	REVISION PER PER
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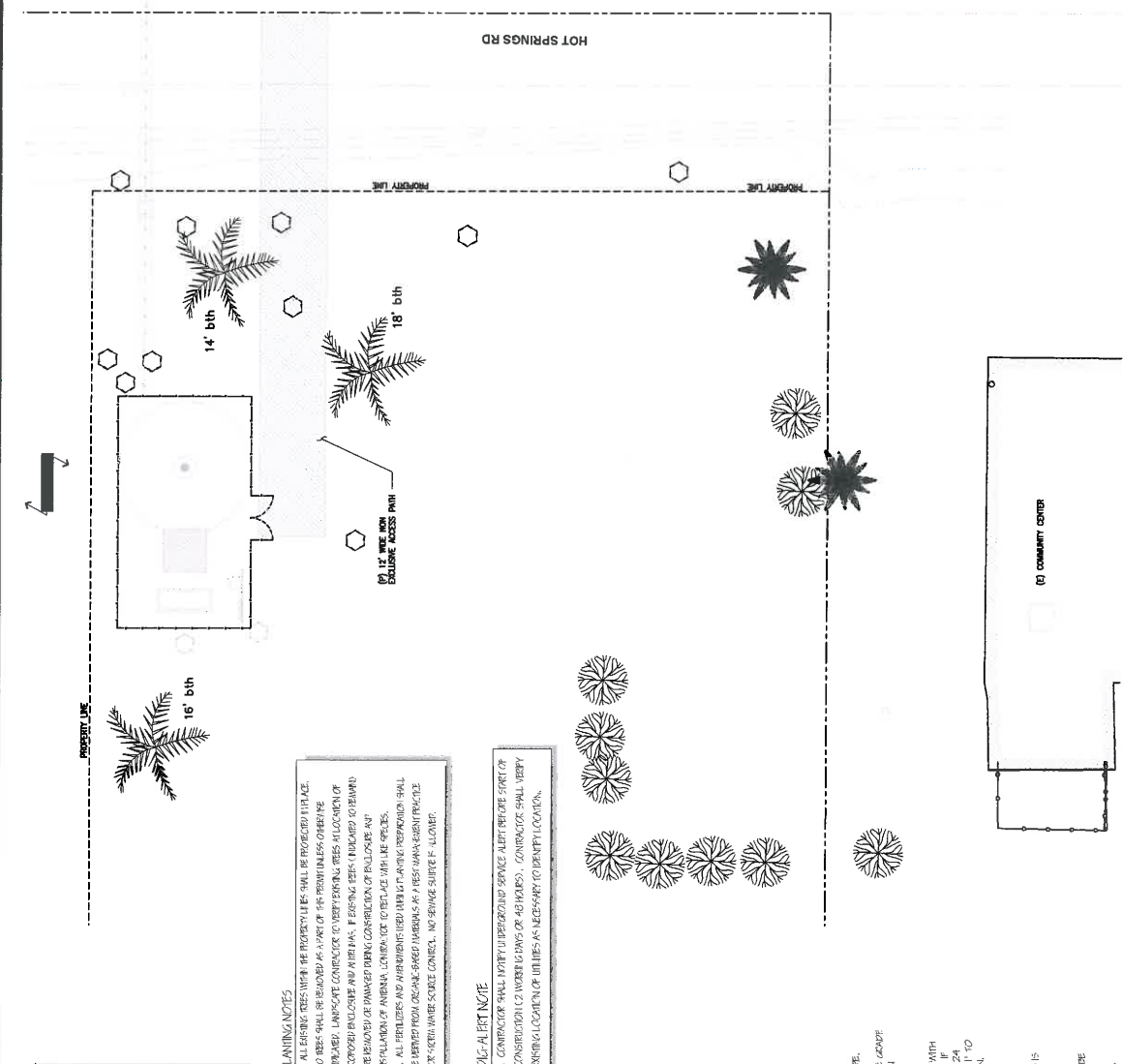


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSLO3918 (CLV3918)
 SKY VALLEY COC
 20900 WILSON RD
 DESERT HOT SPRINGS, CA 92241
 MONOPALM (INDOOR)

SHEET TITLE	
PLANTING PLAN	
SHEET NUMBER	
L-3	

6865 El Camino Real
 Suite 105-48
 San Diego, CA 92121
 (P) 786-275-8742
 (F) 786-454-3897



PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
	EXISTING LANDSCAPE		
	EXISTING TREES TO REMAIN		
	EXISTING PALMS TO REMAIN		
	PROPOSED LANDSCAPE	Medicinal Fan Palm Washingtonia robusta	Refer to plan for size (bth: Brown Trunk Height) 3

PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES SUPPLYING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING. ALL MATERIALS SHALL BE INSTALLED AND PLANTAGE WORK SHALL BE DONE BY THESE DRAWINGS. ALL WORK SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF WORK AND ALL WORK SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL.

2. PLANTING LOCATIONS ARE INDICATED AND WILL BE SUBJECT TO THE ARCHITECT'S APPROVAL PRIOR TO START OF WORK.

3. BEFORE ANY PLANTING OCCURS, ALL PLANTING AREAS ARE TO HAVE BEEN ZONED IN AN APPROPRIATE MANNER TO ALLOW FOR PLANTING.

4. ALL PLANTING MATERIALS SHALL HAVE THE FOLLOWING QUALIFICATIONS:

- 5. 3-4" DBH - 10-12" TALL (10-12" TALL)
- 6. 4-6" DBH - 12-18" TALL (12-18" TALL)
- 7. 8-10" DBH - 18-24" TALL (18-24" TALL)
- 8. 12-14" DBH - 24-36" TALL (24-36" TALL)
- 9. 16-18" DBH - 36-48" TALL (36-48" TALL)
- 10. 20-24" DBH - 48-60" TALL (48-60" TALL)

11. ALL PLANTING MATERIALS SHALL BE INSTALLED AND PLANTAGE WORK SHALL BE DONE BY THESE DRAWINGS.

12. ALL PLANTING MATERIALS SHALL BE INSTALLED AND PLANTAGE WORK SHALL BE DONE BY THESE DRAWINGS.

13. ALL PLANTING MATERIALS SHALL BE INSTALLED AND PLANTAGE WORK SHALL BE DONE BY THESE DRAWINGS.

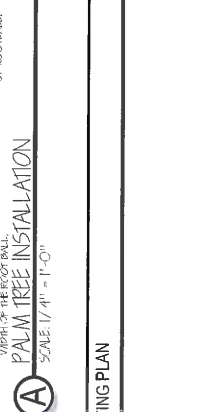
14. ALL PLANTING MATERIALS SHALL BE INSTALLED AND PLANTAGE WORK SHALL BE DONE BY THESE DRAWINGS.

15. ALL PLANTING MATERIALS SHALL BE INSTALLED AND PLANTAGE WORK SHALL BE DONE BY THESE DRAWINGS.

WATER NOTE

1. CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER PRIOR TO ANY WATER SERVICE ALERT BEFORE START OF CONSTRUCTION TO VERIFY LOCATIONS OF ALL SERVICES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND UTILITIES AS NECESSARY TO VERIFY LOCATION.

- NOTES:**
1. PLANT PALMS TO INSURE ANE IS PLANTED.
 2. ALL PLANTING SHALL BE DONE BY THESE DRAWINGS.
 3. TOP OF FOOTBALL NOT TO BE LOWER THAN FINISH GRADE.
 4. PLANTING SHALL BE DONE BY THESE DRAWINGS.
 5. ALL PLANTING SHALL BE DONE BY THESE DRAWINGS.
- PLANTING PLAN**





LARSON

A **valmont** COMPANY

SITE NAME: SKY VALLEY COC

**45'-0" TALL (TOP OF STEEL)
50'-0" TALL (TOP OF STRUCTURE/FRONDS)
MONOPALM**

JOB #: 502477

**20905 HOT SPRINGS ROAD
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY**

PROJECT DATA

SHEET INDEX

T-1	PROJECT INFORMATION
GM-1	NOTES & SPECIFICATIONS
S-1	ELEVATION
S-2.0	BASEPLATE & MOUNT DETAILS
S-2.1	PORT DETAILS
S-3	FOUNDATION

ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER SHOULD CONSULT WITH THE ENGINEER FOR INFORMATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT COMPANY DOES NOT WARRANT AGAINST STRUCTURAL FAILURE OR SIMILAR PHENOMENA RESULTING FROM EXCESSIVE VIBRATION OR OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

CONTACT INFORMATION

ENGINEERING FIRM:
LARSON - A VALMONT COMPANY
1901 S. EUCLID AVE.
TUCSON, AZ 85719
CODY REICHER
PHONE: (520) 294-9398

PROJECT INFORMATION

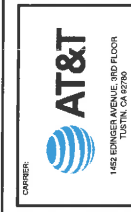
SHEET NUMBER
T-1

SKY VALLEY COC

502477
20905 HOT SPRINGS ROAD
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

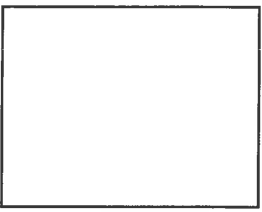
SHEET TITLE

<p>CARRIER:</p> <p>1482 EDMUNDS AVENUE, 3RD FLOOR TUCSON, AZ 85719</p>	<p>MANUFACTURER:</p> <p>A valmont COMPANY 1901 S. EUCLID AVE., TUCSON, AZ 85719 PHONE: (520) 294-9398 FAX: (520) 741-5346</p>	<p>AME CONSULTING FIRM & SITE ACQUISITION:</p> <p>1426 N. MARVIN STREET #101 GILBERT, AZ 85233</p>	<p>DESIGNED BY: []</p> <p>DRAWN BY: []</p> <p>CHECKED BY: []</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1-4-21</td> <td>PRELIMINARY</td> <td>POW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	A	1-4-21	PRELIMINARY	POW																																	<p> </p>	<p> </p>
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DESIGNED BY:	UC
DRAWN BY:	RSW
CHECKED BY:	JM

REV	DATE	DESCRIPTION	BY
A	1-24-21	PRELIMINARY	RSW



SHEET TITLE
NOTES & SPECIFICATIONS

SHEET NUMBER
GN-1

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2018 EDITION AS AMENDED BY THE STATE OF CALIFORNIA AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 130 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD

RISK CATEGORY / STRUCTURE CLASS: II

TOP OF FINISH FLOOR: 10.0 FT

CREST HEIGHT: 0 FT

ELEVATION: 1095.8 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00

RISK CATEGORY: II

MAPPED SPECTRAL RESPONSE ACCELERATIONS: $S_s = 2.405g, S_1 = 0.304g$

SITE CLASS: D

SPECIAL RESPONSE COEFFICIENTS: $R = 1.00, S_1 = 1.00, S_2 = 1.00$

SEISMIC DESIGN CATEGORY: E

BASIC SEISMIC-FORCE-RESISTING-SYSTEM: CENTRALLY DIAPHRAGM-TYPED LOWER STEEL POLE

SEISMIC RESPONSE COEFFICIENT: $C_s = 0.48$

RESPONSE MODIFICATION FACTOR: $R = 1.5$

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

- POLE SHAFT MONOPOLE SHAFT STEEL SHALL CONFORM W/ ASTM A572 GR. 65 UNO.
- STEEL FOR BASEPLATES UP TO 1/4" THICK SHALL CONFORM W/ ASTM A572 GR. 60. STEEL FOR BASEPLATES OVER 1/4" THICK SHALL CONFORM W/ ASTM A572 GR. 50.
- ALL STEEL PIPE SHALL CONFORM W/ ASTM A53 GR. 60 (X42), UNO.
- ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM W/ ASTM A500 GR. B (42 KSI), UNO.
- REINFORCED CONCRETE SHALL CONFORM W/ ASTM A572 GR. 60, UNO.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM W/ ASTM A572 GR. 60, UNO.
- STEEL TO BE WELDED SHALL CONFORM W/ ASTM A572 GR. 60, UNO.
- ALL ANCHOR BOLTS SHALL CONFORM W/ ASTM A193 GR. 70, UNO.
- WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE W/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1 STEEL WELDS SHALL BE BY EPOX LOW HYDROGEN ELECTRODES, UNO.
- CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE W/ ASTM A133 AND ASTM F2282 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY ASC.

BASE DESIGN REACTIONS:

MOMENT: $M = 688$ K-FT (1.0 WIND)

AXIAL: $P = 22.2$ K (1.0 WIND)

ANAL: $P = 13.250$ K (1.2 DEAD)

SPECIAL INSPECTIONS:

- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. SPECIAL INSPECTION OF MATERIALS, WELDING AND FABRICATION PROCEDURES SHALL BE REQUIRED FOR FABRICATION BY AN UNAPPROVED FABRICATOR.
- NO FIELD WELDING SHALL BE PERMITTED.
- CONCRETE SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
- PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING (WHEN USED) SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
- PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL DURING CONCRETE PLACEMENT.
- CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT.
- CONTINUOUS SPECIAL INSPECTION OF DIMENSIONS FOR PIER FOUNDATIONS.
- CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

STRUCTURAL OBSERVATION:

NO STRUCTURAL OBSERVATION IS REQUIRED.

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

NOTES & SPECIFICATIONS



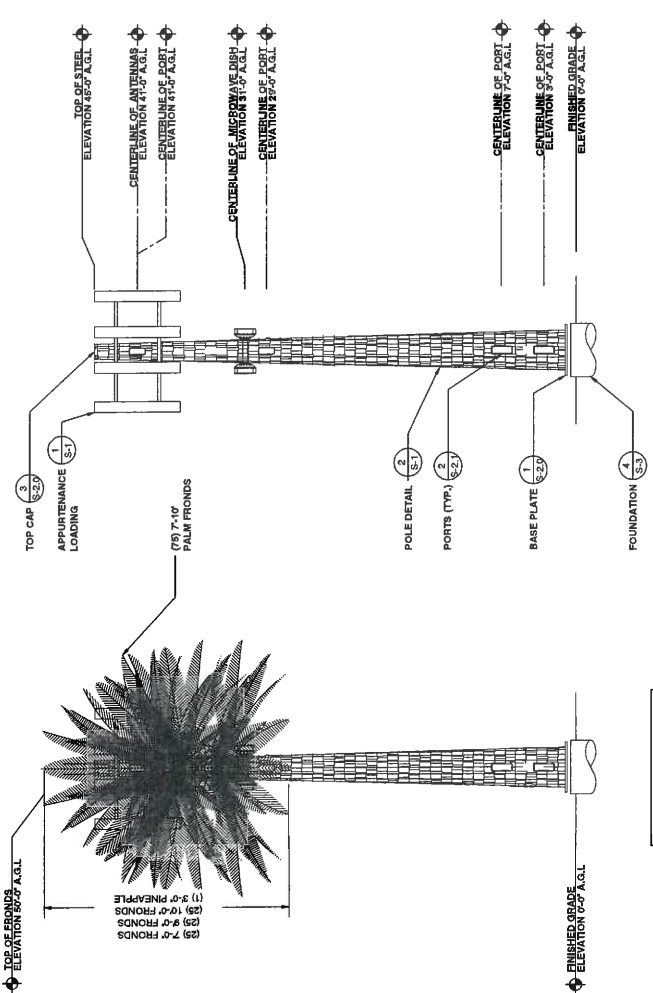
DESIGNED BY:	JL		
DRAWN BY:	RYM		
CHECKED BY:	JM		
REV	DATE	DESCRIPTION	BY
A	1-2-21	PRELIMINARY	RYM

SKY VALLEY COC
 60077
 4507 TALL MONOPOLM
 2005 HOY SPRINGS ROAD
 OROVILLO, CA 95965
 PLUMESSE COUNTY

SHEET TITLE
 ELEVATION

SHEET NUMBER
S-1

NOTE: BRANCHES, ANTENNAS, PORTS AND POLE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

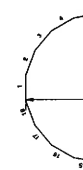


FINISH INSTRUCTION: FAUX BARK FULL LENGTH OF POLE

DESIGN LOADING		
ELEVATION	QTY	APPURTENANCE
41'-0" TO 59'-0"	75	7 TO 10 PALM FRONDS
41'-0"	6	11'-0" T-ARM MOUNT (2 PER SECTOR)
41'-0"	2	GENERIC RING MOUNT
41'-0"	12	6" PANEL ANTENNA
41'-0"	36	RRU
41'-0"	4	RAYCAP DC3-48-80-24-SC-EV
39'-6"	1	3'-0" FINEAPPLE
31'-0"	2	2'-0" MICROWAVE DISH

APPURTENANCES

MONOPOLE SECTION CHART			
SECTION	LENGTH	TOP D	BOTTOM D
1	4'	16.0"	26.2"



- NOTES:**
- SECTION WEIGHT INCLUDES PORTS, LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
 - DESIGN TAPER = 0.169 IN/FT
 - WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
 - FOR THE THICKNESS OF THE GALVANIZING.

POLE SECTIONS

SCALE	1
IN	1/8"

CARRIER

1432 EDENBER AVENUE, 3RD FLOOR
TUSTIN, CA 92790

MANUFACTURER

A Valmont COMPANY
1801 S. ELWOOD AVE., TUCSON, AZ 85719
PHONE: (520) 741-2400
FAX: (520) 741-0400

AGE CONSULTING FIRM & SITE ACQUISITION

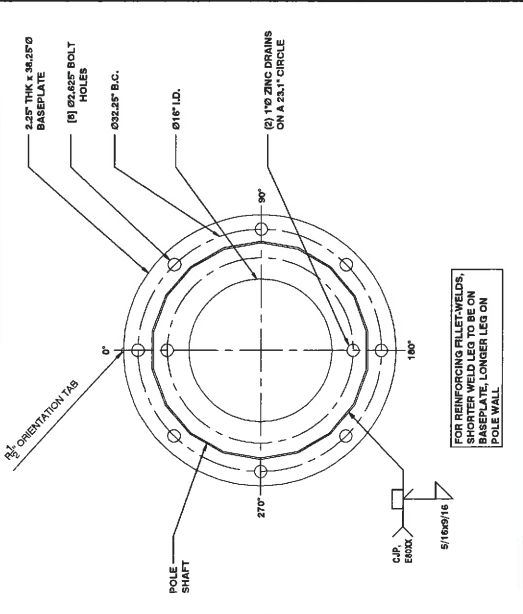
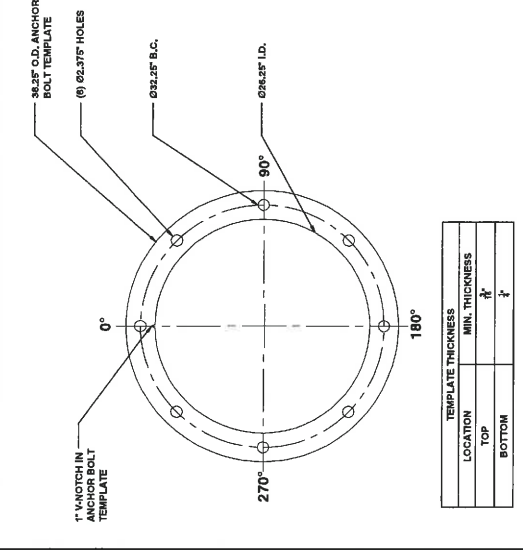
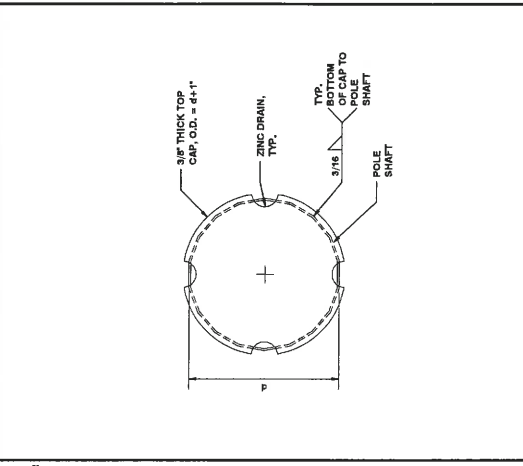
1432 N. MARVIN STREET #101
TUSTIN, CA 92780

DESIGNED BY: JAL
DRAWN BY: PRW
CHECKED BY: JMW

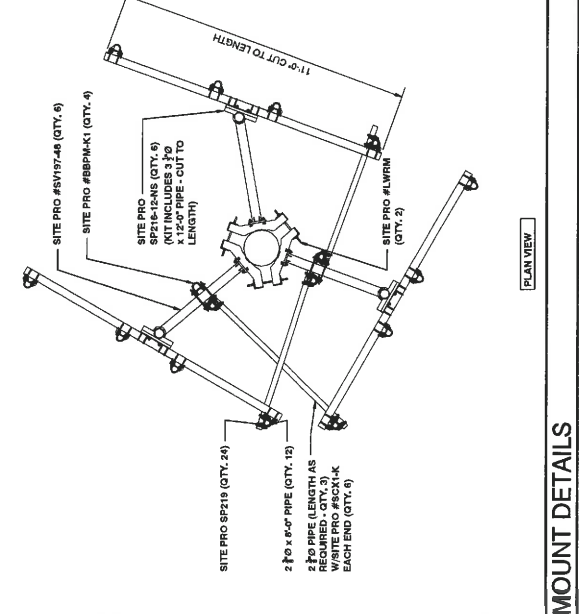
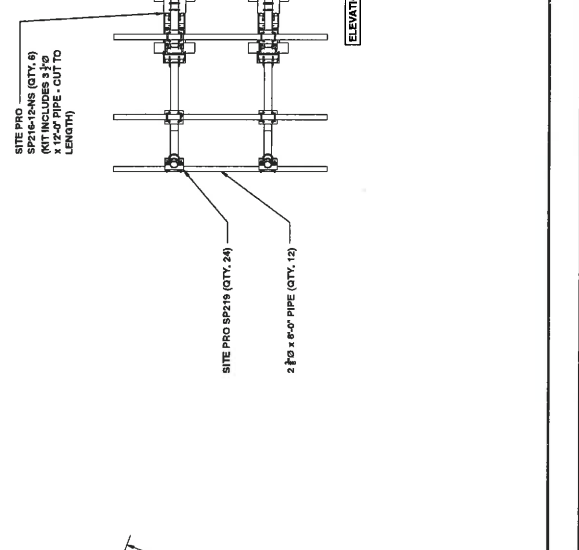
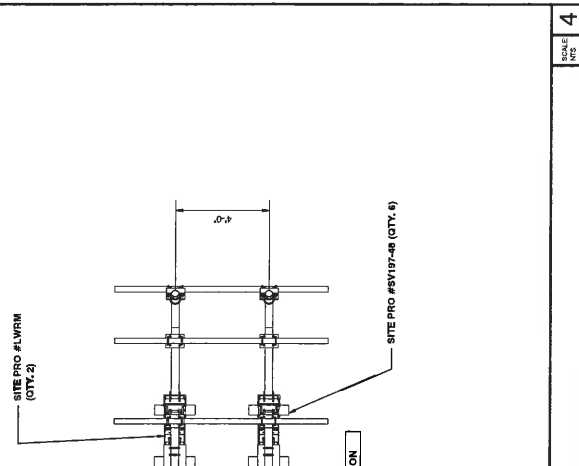
SKY VALLEY COC
30007
4507 TALL MONOPALM
38000 HOT SPRINGS ROAD
DESIGNATED: TALL MONOPALM
RENDERSE COUNTY

SHEET TITLE
**BASEPLATE & MOUNT
DETAILS**

SHEET NUMBER
S-2.0



SCALE: 1/8\"/>



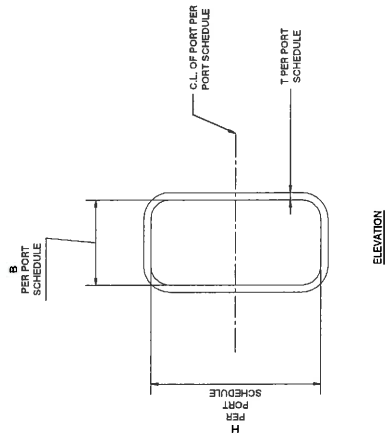
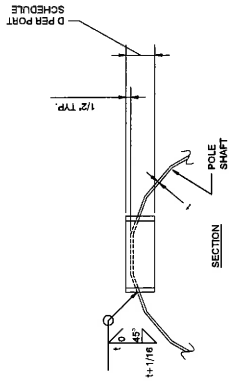
SCALE: 1/8\"/>

MOUNT DETAILS

NOTE: BRANCHES NOT SHOWN FOR CLARITY.

PORT SCHEDULE					
C.L. ELEVATION	PORT SIZE (B x H)	D	T	CITY	AZIMUTHS
41'-0"	8"x22"	3"	3/4"	3	80/200/350/
39'-0"	8"x12"	3"	3/4"	2	80/200/
7'-0"	10"x50"	4 1/2"	3/4"	1	0°
3'-0"	10"x50"	4 1/2"	3/4"	1	180°

NOTE: FOR POLE SHAFT THICKNESS, T SEE DTL 2/01



AT&T
 1452 EDINGER AVENUE, 3RD FLOOR
 TUSTIN, CA 92780

LARSON
 A valmont COMPANY
 1901 S. EGOLF AVE, TUCSON, AZ 85713
 TEL: (520) 744-3488
 FAX: (520) 744-3488

PINNACILE CONSULTING, INC.
 CONSULTING PROJECT MANAGEMENT - SITE DEVELOPMENT
 1428 N. MARVIN STREET #101
 SUITE 207, AZ 85725

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []

REV	DATE	DESCRIPTION	BY
A	1-4-11	PRELIMINARY	[]

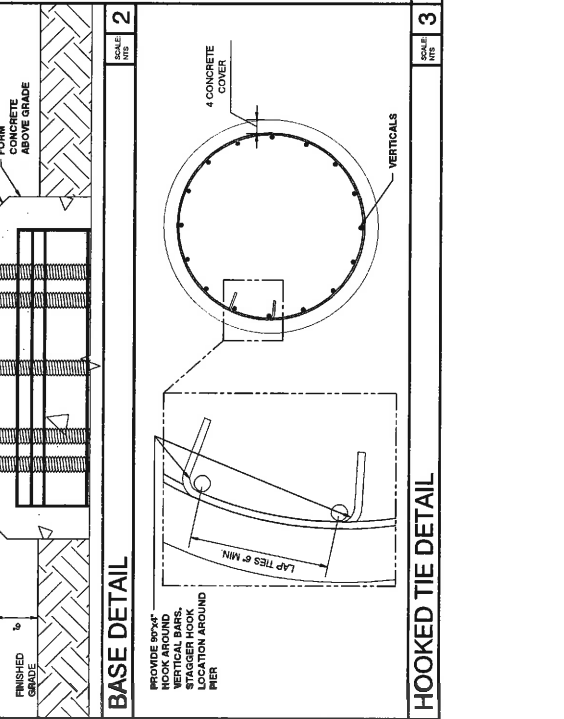
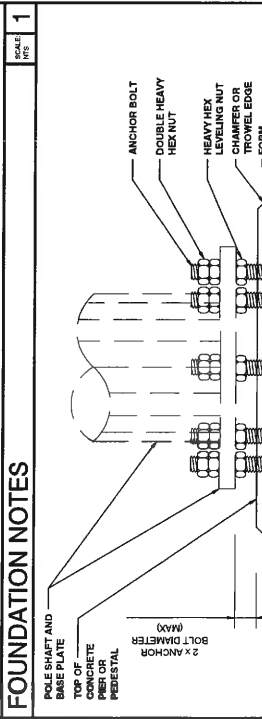
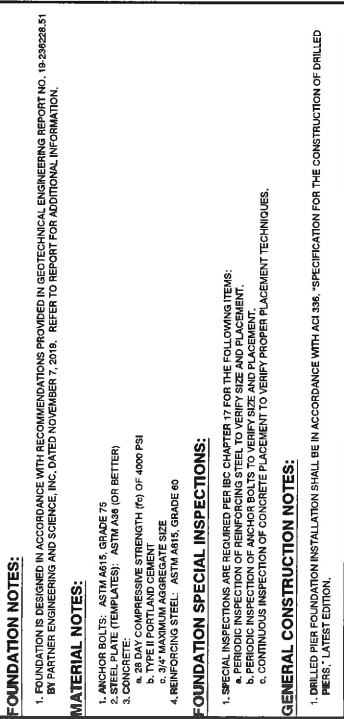
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SKY VALLEY COC
 500077
 4547 TALL MOUNTAIN
 28005 HOT SPRINGS ROAD
 TUSTIN, CA 92780
 RIVERSIDE COUNTY

SHEET TITLE
PORT DETAILS

SHEET NUMBER
S-2.1

GENERAL DESIGN NOTES:
 1. FOUNDATION DESIGN IS BASED UPON THE INTERNATIONAL BUILDING CODE, 2018 EDITION AS AMENDED BY THE STATE OF CALIFORNIA.
DESIGN LOADS:
 1. THIS FOUNDATION IS DESIGNED TO SUPPORT THE 46'-4" TALL MUSHOPALM TOWER DESIGNED BY PINNACLE CONSULTING, INC. (JOB NO. 502477).
 2. FACTORED BASE REACTIONS PROVIDED BY TOWER DRAWINGS ARE:
 a. MOMENT = 868 FT-KIPS (1.0 WIND)
 b. SHEAR = 22.40 KIPS (1.0 WIND)
 c. AXIAL = 13.50 KIPS (1.2 DEAD)
FOUNDATION NOTES:
 1. FOUNDATION IS DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL ENGINEERING REPORT NO. 19-23826LS1 BY PARTNER ENGINEERING AND SCIENCE, INC. DATED NOVEMBER 7, 2019. REFER TO REPORT FOR ADDITIONAL INFORMATION.
MATERIAL NOTES:
 1. ANCHOR BOLTS: ASTM A615, GRADE 75
 2. REINFORCING STEEL (REINFORCING): ASTM A615 (OR BETTER)
 3. CONCRETE:
 a. 28 DAY COMPRESSIVE STRENGTH (F_c) OF 4000 PSI
 b. TYPE II PORTLAND CEMENT
 c. 3/4" MAXIMUM AGGREGATE SIZE
 4. REINFORCING STEEL: ASTM A615, GRADE 60
FOUNDATION SPECIAL INSPECTIONS:
 1. SPECIAL INSPECTIONS ARE REQUIRED PER IRC CHAPTER 17 FOR THE FOLLOWING ITEMS:
 a. PERIODIC INSPECTION OF REINFORCING STEEL TO VERIFY SIZE AND PLACEMENT.
 b. PERIODIC INSPECTION OF ANCHOR BOLTS TO VERIFY SIZE AND PLACEMENT.
 c. CONTINUOUS INSPECTION OF CONCRETE PLACEMENT TO VERIFY PROPER PLACEMENT TECHNIQUES.
GENERAL CONSTRUCTION NOTES:
 1. DRILLED PIER FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH AGI 336. *SPECIFICATION FOR THE CONSTRUCTION OF DRILLED PIERS*, LATEST EDITION.



CARRIER
AT&T
 1452 EDINGER AVENUE, 3RD FLOOR
 TUSTIN, CA 92780

MANUFACTURER:
LARSON
 A valmont COMPANY
 1931 S. ELWOOD AVE, TULSON, AZ 85713
 520.251.1000
 FAX: 520.251.1000

AME CONSULTING PERMITS & SITE ACQUISITION
PINNACLE
 CONSULTING, INC.
 CONSULTING ENGINEERS & ARCHITECTS
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 P.O.W.
 DATE: _____

REV	DATE	DESCRIPTION	BY
A	1-4-21	PRELIMINARY	PRW

SKY VALLEY COC
 4659 TALL MOUNTAIN
 20005 HOT SPRINGS ROAD
 CHEROKEE HOT SPRINGS, CA 92341
 INYO COUNTY

FOUNDATION
 SHEET TITLE

SHEET NUMBER
S-3

LTE Justification Plots

Market Name: Los Angeles

Site Name: SKY VALLEY COC

Site ID: CSL03918 (CLV3918)

Site Address: 20905 Hot Spring Rd. Desert Hot Springs, California 92241

ATOLL Plots Completion Date: February 06, 2019

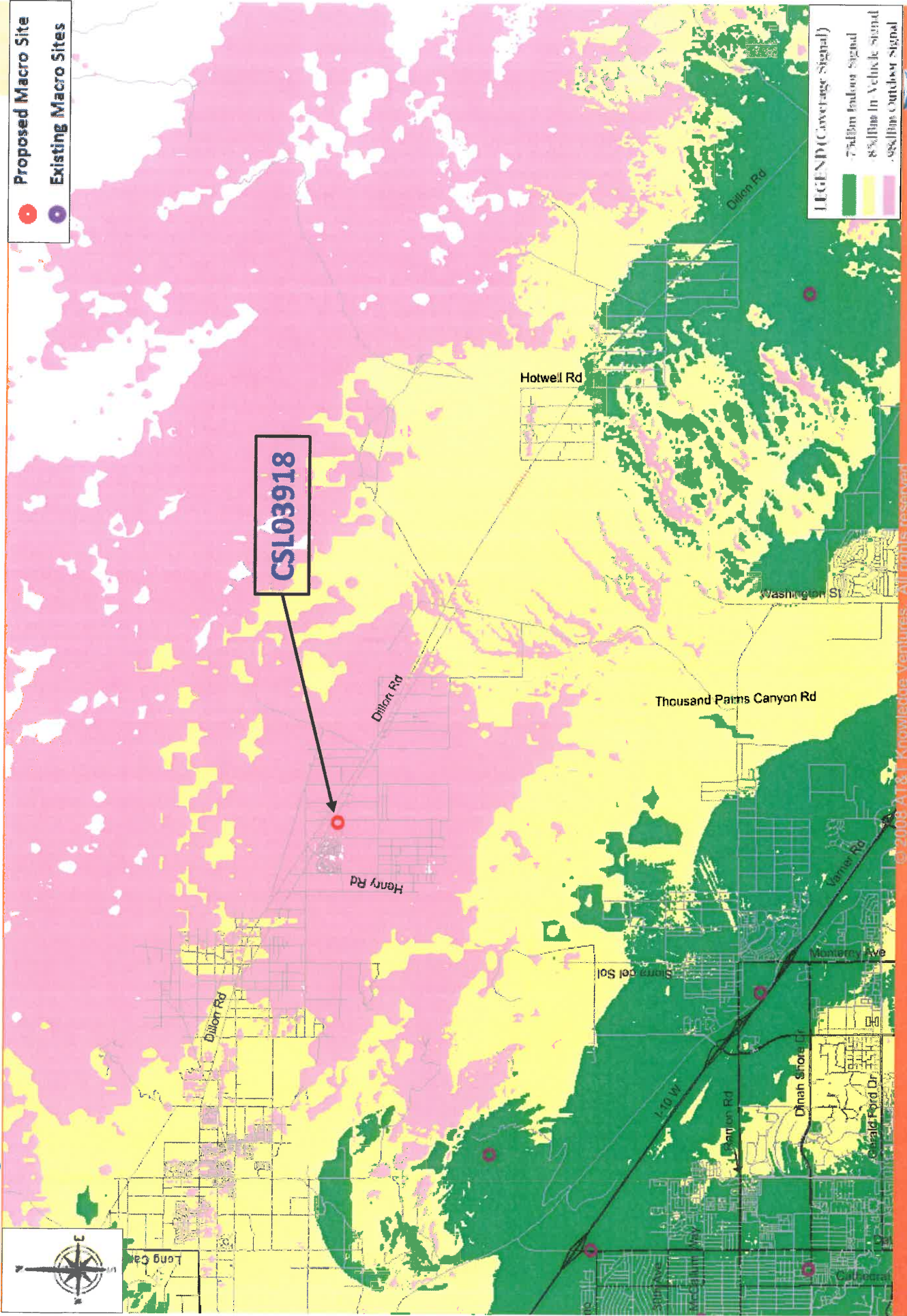


Assumptions

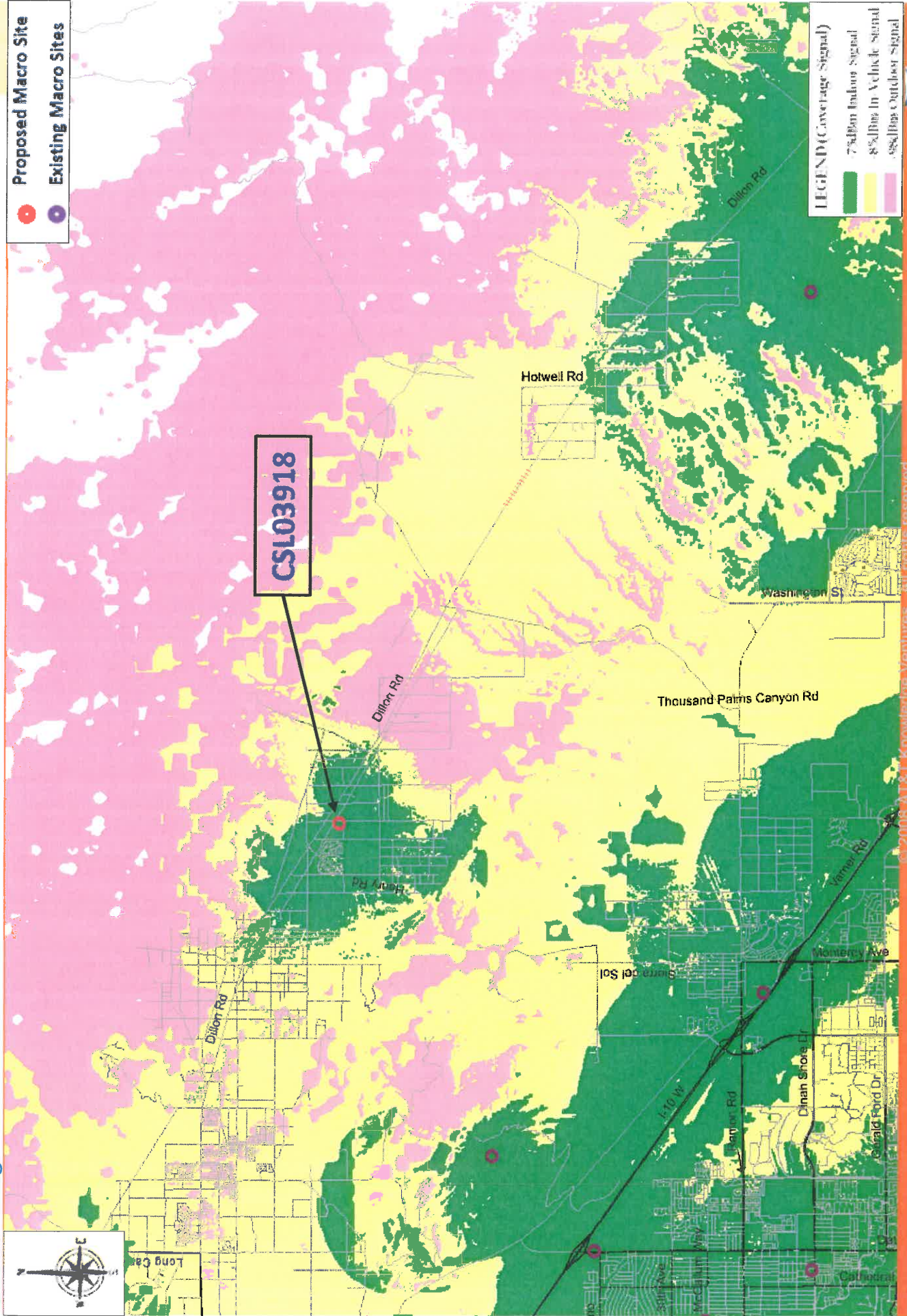
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



LTE Coverage Before site CSL03918

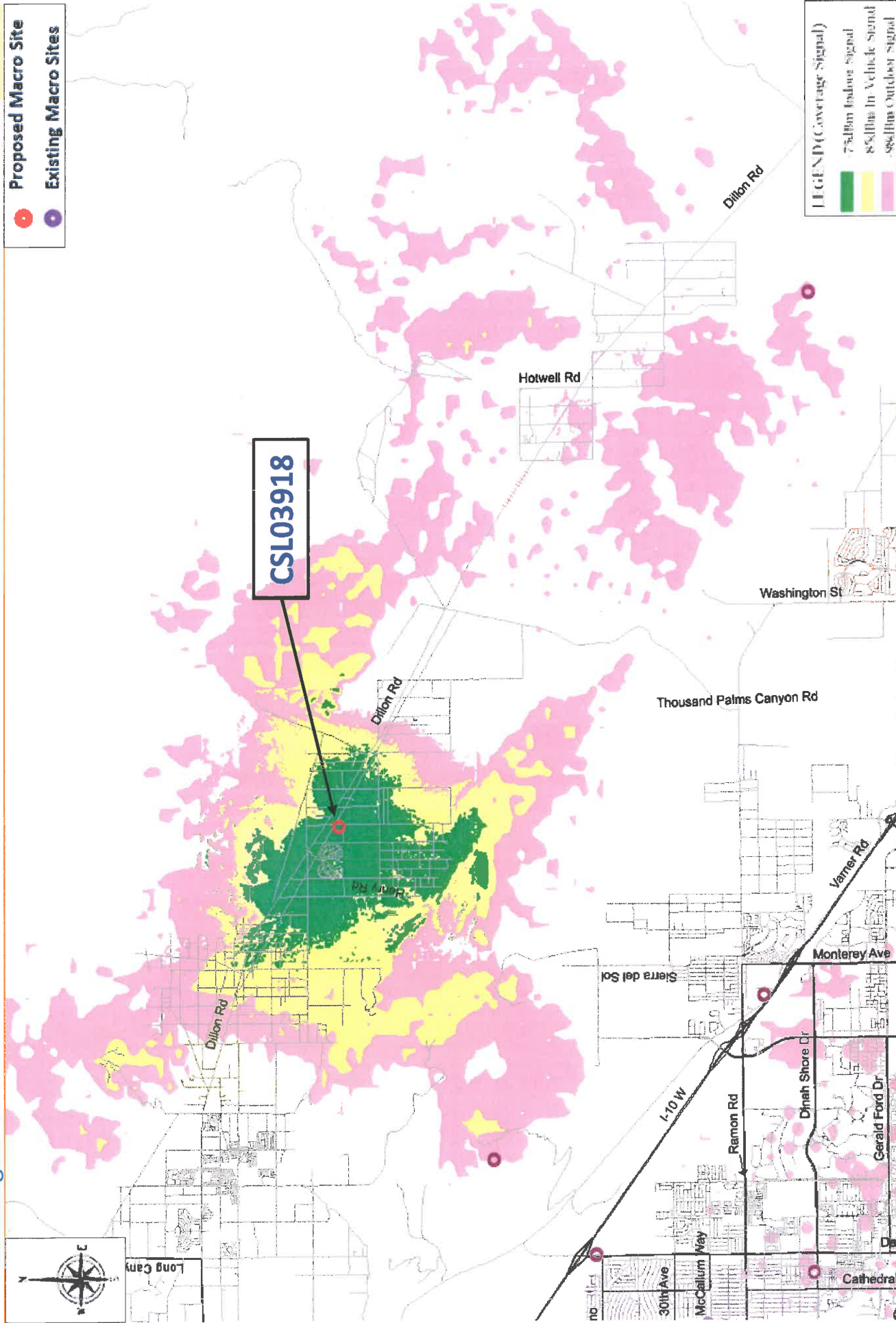


LTE Coverage After site CSL03918



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AT&T is a registered trademark of AT&T Knowledge Ventures.

LTE Coverage standalone site CSL03918



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AT&T is a registered trademark of AT&T Knowledge Ventures.

Coverage Legend



Rethink Possible

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



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

Juan C. Perez
Agency Director



03/15/21, 1:32 pm

PPW190006

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190006. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

Plot Plan Wireless No. 190006 (PPW190006) proposes to construct an unmanned, wireless communication facility, for AT&T: The project specifically proposes a 50-foot mono-palm with three (3) live palm trees, 1,008 square foot leasing area, twelve (12) panel antennas, thirty-six (36) RRUs, two (2) microwave antennas, six (6) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets and one (1) standby diesel generator. Additionally, the project includes a 12-foot wide non-exclusive access path from Hot Springs Road.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan), Exhibit B (Elevations), Landscape Plans dated January 2021

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
{Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Fire

Fire. 1 GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 GENERAL CONDITIONS (cont.)

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.

Flood

Flood. 1 Flood Haz. Report

Plot Plan Wireless (PPW) 190006 is a proposal to construct a new unmanned wireless communications facility for AT&T on a 1.25-acres site in Western Coachella Valley area. The proposed facility consists of a 50-ft monopalm, 1,008 sf leasing area, equipment cabinets, diesel generator, panel antennas, RRUs and surge protectors. The site is located at the west side of Hot Springs Road, approximately 980 feet southerly of Dillon Road.

The entire project is within Department of Water Resources (DWR) Awareness floodplain and a FEMA Zone D per FIRM (2008) 06065C0950G. The site is subject to flooding from alluvial type of runoff from East Deception Canyon to the northeast. The flow rate of this canyon is approximately 9380 cfs. Aerial photographs of this area clearly show that this site has been impacted from this alluvial fan, and that the damage of these flows may be severe. A defined natural watercourse transverses the project site in a northeast-to-southwesterly direction. Currently, no existing or proposed District facilities are in this area to alleviate the floodplain, or drainage infrastructure to control of storm runoff.

The proposed project site is located at northeast corner of the parcel. The entire project is within the floodplain, thus any proposed structure and all machinery or equipment service the structure and business activities shall be floodproofed and elevated 12-in above the highest adjacent grade (HAG). Only the area necessary for construction of the structure shall be elevated and the remainder of the lot shall remain at natural grade in order to minimize obstructions, diversions and concentrations of storm flows.

The project proposes 8-ft high chain-link fence around the project site and a 4-ft wide double swing chain-link gate with vinyl slats. Flow obstruction walls, fencing or encroachment by grading are not permitted in the floodplains. Any fencing shall be wrought iron or "rail" type. Chain-link fencing shall not be allowed.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Planning

Planning. 1 15 - Planning - Landscape Requirement

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 15 - Planning - Landscape Requirement (cont.)

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 Gen - Abandoned Sites

A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned. B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to make the facility operable, replace the facility with an operable facility, or remove the facility. C. Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal. D. The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at the property owner's expense. E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

Planning. 3 Gen - Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 4 Gen - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **Gen - Business Licensing (cont.)**

Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 5 **Gen - Causes for Revocation**

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

Planning. 6 **Gen - Equipment/Bldg. Color**

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting. The color of the mono-palm shall be earth tones in order to minimize visual impacts. The mono-palm shall not have any written language on the outside of the tower. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 7 **Gen - Expiration Date**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 8 **Gen - Future Interference**

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

Planning. 9 **Gen - Land Division**

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

Planning. 10 **Gen - Life of Permit**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Gen - Life of Permit (cont.)

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

Planning. 11 Gen - Lighting

Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible .Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

Planning. 12 Gen - Max Height

Pursuant to this plan, the telecommunication facility tower shall not exceed 50-feet in height.

Planning. 13 Gen - Noise Reduction

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

Planning. 14 Gen - Restore Vegetation

Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status.

Planning. 15 Gen - Site Maintenance

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

Planning. 16 Gen -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,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16

Gen -Hold Harmless (cont.)

its advisory agencies, appeal boards, or legislative body concerning the project 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-GEO

Planning-GEO. 1

GEO200018 ACCEPTED

County Geologic Report GEO No. 200018, submitted for the project PPW190006, APN 647-080-007, was prepared by Partner Engineering and Science, and is titled; "Geotechnical Report, AT&T #CSL03918, 20905 Hot Springs Road, Desert Hot Springs, California 92241, Partner Project No. 19-236228.51," dated November 7, 2019. In addition, the following report has been submitted for the project: "Response to Comments, Geotechnical Report, AT&T #CSL03918, 20905 Hot Springs Road, Desert Hot Springs, California 92241, Partner Project No. 19-236228.51," dated March 10, 2020. GEO No. 200018 concluded:

1. The closest active fault to the site is the San Andreas – San Bernardino North segment at 1.8 miles.
2. The site is not mapped within a zone of seismically-induced hazard for liquefaction, landslide, or tsunami.
3. The groundwater level based on regional groundwater maps is anticipated between 200 – 300 feet below ground surface.
4. Liquefaction potential is low at the site due to the depth of groundwater.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200018 ACCEPTED (cont.)

5. The total and differential static and dynamic settlement potential for the proposed monopalm and equipment lease area are both less than 1 inch.

GEO No. 200018 recommended:

1. In new structural areas of the site, all remnants of previous construction, vegetation and/or deleterious materials should be completely removed to expose clean subgrade soil.
2. In new fill, structural, and pavement areas, cleaned subgrade should be proofrolled and evaluated by the engineer with a loaded water truck (4,000 gallon) or equivalent rubber-tired equipment.
3. In locations where proofrolling is not feasible, probing, dynamic cone penetration testing or other methods may be employed. Soft or unstable areas should be repaired per the direction of the engineer.
4. Once approved, the subgrade soil should be scarified to a depth of 12 inches, moisture conditioned, and compacted as engineered fill.
5. Improvements in these areas should extend laterally beyond the new structure limits 2 feet or a distance equal to or greater than the layer thickness, whichever is greater.
6. We anticipate excavations on the site to depths up to 10 to 20 feet for monopole (drilled caisson) and 2 feet for the equipment pad preparation and 5 feet for utility lines.

GEO No. 200018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200018 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.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 COUNTY WEBSITE

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

Transportation. 2 ENCROACHMENT PERMIT

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

Transportation. 3 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

STD INTRO (ORD 461) (cont.)

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: PPW190006

Parcel: 647080007

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Floodplain Not Satisfied

The project proposes 8-ft high chain-link fence around the project site and a 4-ft wide double swing chain-link gate with vinyl slats. Flow obstruction walls, fencing or encroachment by grading are not permitted in the floodplains. Any fencing shall be wrought iron or "rail" type. Chain-link fencing shall not be allowed. The proposed chain-link fence and chain-link gate need to be removed or replaced prior to issuance of permits.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the CVMSHCP and the Migratory Bird Treaty Act. If a burrow is determined occupied, the burrow will be flagged and a 160-foot buffer during the non-breeding season and a 250-foot buffer during the breeding season, or a buffer to the edge of the property boundary if less than 500 feet, will be established around the burrow. The buffer will be staked and flagged.

No Development or O&M activities will be permitted within the buffer until the young are not longer dependant on the burrow. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required in coordination with the Wildlife Agencies. 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.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 Le Conte's thrashers Precon Surveys - EPD Not Satisfied

During the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 4 Palm Springs Pocket Mouse Precon Survey - EPD Not Satisfied

Prior to project construction, a biological monitor familiar with this species should assist construction crews in planning access routes to avoid impacts to occupied habitat as much as feasible (i.e., placement of preferred routes on project plans and incorporation of methods to avoid as much suitable habitat/soil disturbance as possible). Furthermore, during construction activities, the biological monitor will ensure that connected, naturally vegetated areas with sandy soils and typical native vegetation remain intact to the extent feasible and practicable. Finally, construction that involves clearing of habitat should be avoided during the peak breeding season (approximately March to May), and activity should be limited as much as possible during the rest of the breeding season (January to February and June to August).

80. Prior To Building Permit Issuance

BS-Grade

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

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Flood

080 - Flood. 1 Floodplain Not Satisfied

The project proposes 8-ft high chain-link fence around the project site and a 4-ft wide double swing chain-link gate with vinyl slats. Flow obstruction walls, fencing or encroachment by grading are not

Plan: PPW190006

Parcel: 647080007

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Floodplain (cont.) Not Satisfied
permitted in the floodplains. Any fencing shall be wrought iron or "rail" type. Chain-link fencing shall not be allowed. The proposed chain-link fence and chain-link gate need to be removed or replaced prior to issuance of permits.

Planning

080 - Planning. 1 Gen - Elevations and Materials Not Satisfied
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan Wireless No. 190006 dated January 2021.

080 - Planning. 2 Gen - Fee Status Not Satisfied
Prior to the issuance of building permits for Plot Plan Wireless No. 190006, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

080 - Planning. 3 Gen - Palm Fronds Not Satisfied
Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 4 Gen - School Fees Not Satisfied
Impacts to the Palm Springs Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1 80 - RCTD - Landscape Inspection Deposit Required Not Satisfied
Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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 80 - RCTD - Landscape Plot Plan/Permit Required Not Satisfied
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required (cont.) Not Satisfied

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.

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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required (cont.) Not Satisfied

080 - Transportation. 3 EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

080 - Transportation. 4 TUMF Not Satisfied
Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 5 UTILITY PLAN CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied
Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 2 Hazmat Review Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 Gen - Ord. 659 (DIF) Not Satisfied
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Wireless No. 190006 has been calculated to be 0.02 net acres.

090 - Planning. 2 Gen - Ord. 875 (CVMSHCP Fees) Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Ord. 875 (CVMSHCP Fees) (cont.) Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan Wireless No. 190006 has been calculated to be no more than 0.02 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 3 Gen - Palm Fronds Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-palm contains a minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 Gen - Signage Requirement Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communication facility.

090 - Planning. 5 Gen - Utilities Underground Not Satisfied

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

090 - Planning. 6 Gen - Wall & Fence Location Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT and/or as subsequently determined by the Planning Department.

Transportation

090 - Transportation. 1 90 - RCTD - Landscape Inspection and Drought Compliance Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 90 - RCTD - Landscape Inspection and Drought Compliance (Not Satisfied
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 UTILITY INSTALL CELL TOWER Not Satisfied

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

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



Authorized Agent for AT&T Mobility

AT&T Project Number: **CSL03918 (CLV3918)**

AT&T Project Name: **Sky Valley Community Center / Sky Valley COC**

**Riverside County
Conditional Use Permit**

Project Information, Written Narrative and Analysis

AT&T Mobility (AT&T) is requesting approval of a Conditional Use Permit for the operation and construction of an unmanned wireless telecommunications facility and presents the following project information for your consideration.

Project Specific Location(s)

Sky Valley Community Center

20905 Hot Spring Road, Desert Hot Springs

CA 92241

Project Authorized Representative

Melissa Francisco/J5.

19519 Jacob Ave., Cerritos, CA 90703

Phone: 562.972.5161 E-mail: Mfrancisco@j5ip.com

AT&T Mobility Contact

Gunjan Malik – Region Project Manager

AT&T Mobility - RELO - Los Angeles Market

Mobile: 562.650.5681

Project Description

AT&T is requesting approval of a Conditional Use Permit for the operation and construction of an unmanned wireless telecommunications facilities located within adjacent property of Sky Valley Community Center.

SOW: Install 12-8' Panel Antennas (4 per sector), Install 36 -LTE RRUS at Antenna Level (12 per sector), Install 2-2' MW Antennas, Install 6 DC-6 Surge Suppressors (SQUID), Install 1- DC Power Plant , Install 2- FIF Racks , Install 1- GPS Antenna , Install Utility Cabinets , Install Telco Board, Install 1-30KW Generac Diesel Generator , Install -(P) 70'-0 High Monopalm , Install 1(P) 8'X 8' W.I.C ,Install 1-6' High Chain Link Fence with Barb Wire, Install 1-A/C Unit .

In accordance with the County of Riverside ordinance for wireless communications facilities (Wireless Section of Ord. 348, 19.409), the proposed facility is designed with your notes in mind and Landscaping to blend in with surrounding desert area (Proposed Palm Trees included in photosims).

Project Objectives

AT&T Project Number: CSL03918

The purpose of the proposed site locations is to close this service coverage gap and provide sufficient high-band, in-building coverage for AT&T customers in the surrounding area. In short, to close the gap in the high-band spectrum:

- Coverage: No Service, or insufficient Service in the area (Indoor, Outdoor or Vehicular) and can apply specifically to the type of service provided (Voice or Data – GSM, 3G, 4G).
 - Current location having to be relocated and this is the ideal site.
- Quality: Service exists but strength of signal is weak, scarce or inadequate for use.
- Capacity; Existing service is insufficient to meet existing demand by customers in and traversing through the area. Existing facilities servicing the area are overloaded preventing service, dropped calls or complete denial of service during peak usage hours.

In this specific case, this location was selected because AT&T Radio Frequency (RF) engineers have identified that there will be a Significant Gap of coverage/capacity in the Big Horn Community and surrounding neighborhoods. The accompanying Coverage Maps and Radio Frequency Statements display the significant gap in indoor coverage impacting residents and businesses in the area. Furthermore, AT&T wireless telecommunication facilities in the area have reached capacity due to heavy data and call volume during peak hours for customers living and commuting in the area. The proposed facility will provide relief to the area. The proposed wireless telecommunication facility is the least intrusive option, will give relief to surrounding facilities and improve overall service in the area for both Data and Phone service.

Alternative Site Analysis

Other nearby locations were viewed and vetted, such as the Sky Valley Resort and other nearby candidates.

Overall Benefits to the Community

This is a critical time in the evolution of technology. People are less tethered to a home or desk phone and need access to the people and information anytime, anywhere. This requires adding new and improving existing wireless facilities to handle voice and data faster, and installing new fiber optic cables and associated equipment to route and direct traffic on our wireline network. Wireless data traffic on the AT&T network grew more than 100,000% from 2007 through 2014, largely due to the increasing popularity of advanced smartphones.

According to a PEW Research article released on January 7, 2015, the number of Americans who rely only on a cellphone for their telephone service continues to grow. Fully 43% of U.S. adults live in a household with a cellphone and no landline phone, according to new government data for the first half

of 2014. According to an extrapolation by Pew Research Center, an estimated 46.5% of adults are cell-only today. The new generation of homebuyers relies to an even greater degree on wireless.

What does this build mean for the Community?

- This build means our customers are expected to see continued and better coverage, expanded broadband connections, fewer dropped calls, and faster speeds when streaming and downloading media.
- Investment in infrastructure enhances the community tax base.
- AT&T has designed solutions to help improve public safety operations by enabling voice, video and data communications throughout agencies.
- This should benefit customers not only in everyday communications, but also in emergency situations.

Wireless Emergency Alert (WEA) systems notify the public (Emergency Text Messaging). (Utilized during recent events in Boston, MA).

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

AT&T as a company and its contribution to the community:

Since 2007, AT&T has invested more capital into the U.S. economy than any other public company. In a September 2014 report, the Progressive Policy Institute ranked AT&T No. 1 on its list of U.S. "Investment Heroes," as in previous 2 years. This list focuses on identifying the U.S.-based corporations with the highest levels of domestic capital expenditures, as defined by spending on plants, property, and equipment in the United States.

AT&T Mobility Company Information



AT&T is recognized as one of the leading worldwide providers of IP-based communications services to businesses. As of the 2nd Quarter of 2015, AT&T has the nation's largest 4G network—covering more than 300 million people and serving 123.9 million wireless subscribers.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. AT&T requests the approvals of a Conditional Use Permit and Development Plan to build the proposed facility. Please contact me at 562-972-5161 with any questions or request for additional information.

Respectfully submitted,

Melissa Francisco, Project Manager
Authorized Agent of AT&T Mobility



AT&T Mobility Services, LLC
1452 Edinger Ave.
Tustin, CA 92780 USA

T: 714-351-6518
www.att.com

January, 2019

To Whom It May Concern:

J5 Infrastructure Partners, its employees and agents (collectively, "J5"), are authorized representatives of New Cingular Wireless, PCS, LLC ("AT&T") and have contracted to perform real estate leasing, land use entitlements, architectural, and engineering services for development of and modification of AT&T communication facilities.

As a representative of AT&T, J5 is authorized to sign, submit, and review land-use applications and permits; provide representation at meetings and hearings; and negotiate leases on AT &T's behalf. All final land-use documents are subject to AT &T's review and approval. Furthermore, all leases, and any other legally binding documents, are contingent upon AT &T's review and the signature of a duly authorized AT&T manager.

If there are any questions or comments, please contact me.

Best Regards

A handwritten signature in black ink, appearing to read "Robert Torrales", written over a horizontal line.

Robert Torrales
Area Manager
AT&T Mobility Services LLC
rt0383@att.com
(714) 351- 6518



AT&T Mobility, LLC.
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F: 562-403-1830
www.att.com

April 3, 2019

Riverside County
Planning Department
C/o: Tim Wheeler
4080 Lemon Street -12th Floor
Riverside, CA 92501

Re: Application for Use Permit to Construct New Wireless Communications Facility
AT&T Site Name: Sky Valley Community Center
Site Address(es): 20905 Hot Spring Road, Desert Hot Springs, CA 92241
AT&T Project No.: CSL03918 (CLV9318)

Dear Riverside County:

On behalf of New Cingular Wireless PCS, LLC, a Delaware limited liability company, doing business as AT&T Mobility ("AT&T") we are pleased to submit AT&T's application ("Application") seeking a use permit to construct a new wireless communications facility at the site referenced above (the "Site") in accordance with the attached construction plans and Application pursuant to Section 704 of the Telecommunications Act of 1996 (the "1996 Act") and the Federal Communications Commission ("FCC") Declaratory Ruling [WT Docket No. 08-165 (FCC 09-99)] (the "Ruling"), the provisions of which requires the City to review the Application for completeness within 30 days of filing, and approve within a maximum of 150 days from the date of filing, provided, however, that the time it takes for AT&T to respond to a request for additional information will not count toward the 150 days if it is notified within the first 30 days that its application is incomplete. A more detailed explanation of the 1996 Act and the Ruling are outlined below.

THE 1996 ACT

The 1996 Act states that the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services [47 U.S.C. §332(c)(7)(B)(i)]. Any person that is adversely affected by a State or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts [47 U.S.C. §332(c)(7)(B)(v)].

The 1996 Act expressly preempts State and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC's regulations concerning such emissions [47 U.S.C. §332(c)(7)(B)(iv)].

The 1996 Act also requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a "reasonable time". Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record [47 U.S.C. §332(c)(7)(B)(ii),(iii)].



AT&T Mobility, LLC.
1452 Edinger Avenue
Tustin, CA 92780

T: 562-468-6164
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THE RULING

The Ruling declared that a review period of 30 days gives State and local governments sufficient time for reviewing applications for completeness, and that a "presumptively reasonable period of time" to act on wireless applications is 90 days for a collocation application and 150 days for all other applications (the "Shot-Clock Rule"). Failure to meet the Shot-Clock Rule" deadlines will create a legal presumption that the zoning agency "failed to act" under federal law and will give an applicant the ability to bring legal action within 30 days after the deadline has passed. This action was taken to assist in speeding the deployment of next generation wireless networks while respecting the legitimate concerns of local authorities and preserving local control over zoning and land use policies.

AT&T looks forward to working with the County on this vitally important project which will vastly improve wireless telecommunication in your community. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Melissa Francisco



410 EAST SOUTHERN AVE.
TEMPE AZ, 85282
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

1-A ACCURACY CERTIFICATION

AT&T Wireless
1452 EDINGER AVE. 3RD FLOOR
TUSTIN, CALIFORNIA 92780

C/O CASA INDUSTRIES

Date of Survey: 01/04/2019
Date of Issue: 03/27/2019

Site No: CSL03918
Site Type: Raw Land
Site Location: 20905 Hot Springs Rd.
Desert Hot Springs, CA 92241
Riverside County



I, Patrick B. Donohoe, hereby certify that the coordinates at the center of the proposed antennas are:

Centroid of Geodetic Coordinates (NAD83) (NORTH AMERICAN DATUM 1983, NAD83)

Latitude: 33 Degrees 53 Minutes 50.57 Seconds (33.897380°)N
Longitude: 116 Degrees 21 Minutes 14.00 Seconds (116.353888°)W

And further certify that the elevation calls produced hereon are ABOVE MEAN SEA LEVEL (A.M.S.L.).
NORTH AMERICAN DATUM 1988 (NAVD88) ******(SEE Benchmark Datum Referenced Hereon)

Elevation at Base of **Proposed** Structure = 1097.0 Feet (A.M.S.L.) (NAVD88)
Top of **Proposed** Structure = 1147.0 Feet (A.M.S.L.) (NAVD88)

And further certify that the measured heights are as stated ABOVE GRADE LEVEL (A.G.L.)

Height of **Proposed** Structure = 50.0 Feet (A.G.L.)
(Highest Point/Fixed Fixture)

The horizontal accuracy of the latitude and longitude at the center of each sector falls within twenty (20) feet. The elevations (NAVD88) of the ground and fixtures fall within three (3) feet. The measured heights (A.G.L.) are within +/- one (1) foot vertically. Geodetic Coordinates and Elevations were established using Survey Grade G.P.S. Receivers.

Benchmark Reference: Project elevations established from GPS derived Orthometric heights by application of NGS 'Geoid 12B' modeled separations to ellipsoid heights determined by observations of the 'Smartnet' Real Time Network. All elevations shown hereon are referenced to NAVD88.



Radio Frequency Safety Survey Report Prediction (RFSSRP) AT&T Wireless Monopalm Facility

Site ID: CSL03918 (LA0023)

Site Name: Sky Valley Chamber of Commerce

Address: 20905 Hot Springs Road, Desert Hot Springs, CA 92241

Latitude: 33.897283

Longitude: -116.353883

USID: 231739

FA: 10581714

M-RFSC: Essie Polard



Additional Site Information:

CDs: CSL03918_(CLV3918)_100_ZDs_01-18-19

RFDS: LOS-ANGELES_L.A._CSL03918_2019-New-Site_LTE_mu3198_3551A0NGYG_10581714_231739_02-07-2019_Final-Approved_v1.00

Report Information:

Report Writer: Ryan McManus
Date: April 2, 2019

Report Reviewer: Scott Heffernan

Statement of Compliance

AT&T will be compliant with FCC Regulations upon installation of recommended mitigation measures.

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1.0 GENERAL SUMMARY

Centerline Communications, LLC (“Centerline”) has been contracted to provide a Radio Frequency (RF) Analysis for the following AT&T Mobility wireless monopalm facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations, for all equipment for AT&T Mobility.

1.1 SITE SUMMARY

Analysis Site Data	
Site ID:	CSL03918 (LA0023)
Site USID:	231739
Site FA#:	10581714
Site Name:	Sky Valley Chamber of Commerce
Site Address:	20905 Hot Springs Road, Desert Hot Springs CA 92241
Site Latitude:	33.897283 N
Site Longitude:	-116.353883 W
Facility Type:	Monopalm
Compliance Summary	
Compliance Status:	Compliant Upon Mitigation Installation
Maximum Modeled MPE% at Ground Level AT&T (General Public Limit):	10.20 %
Site Survey Data	
Is Access Locked or Controlled? :	Controlled
Lock or Control Measures if Present:	N/A
Parapet Height:	N/A

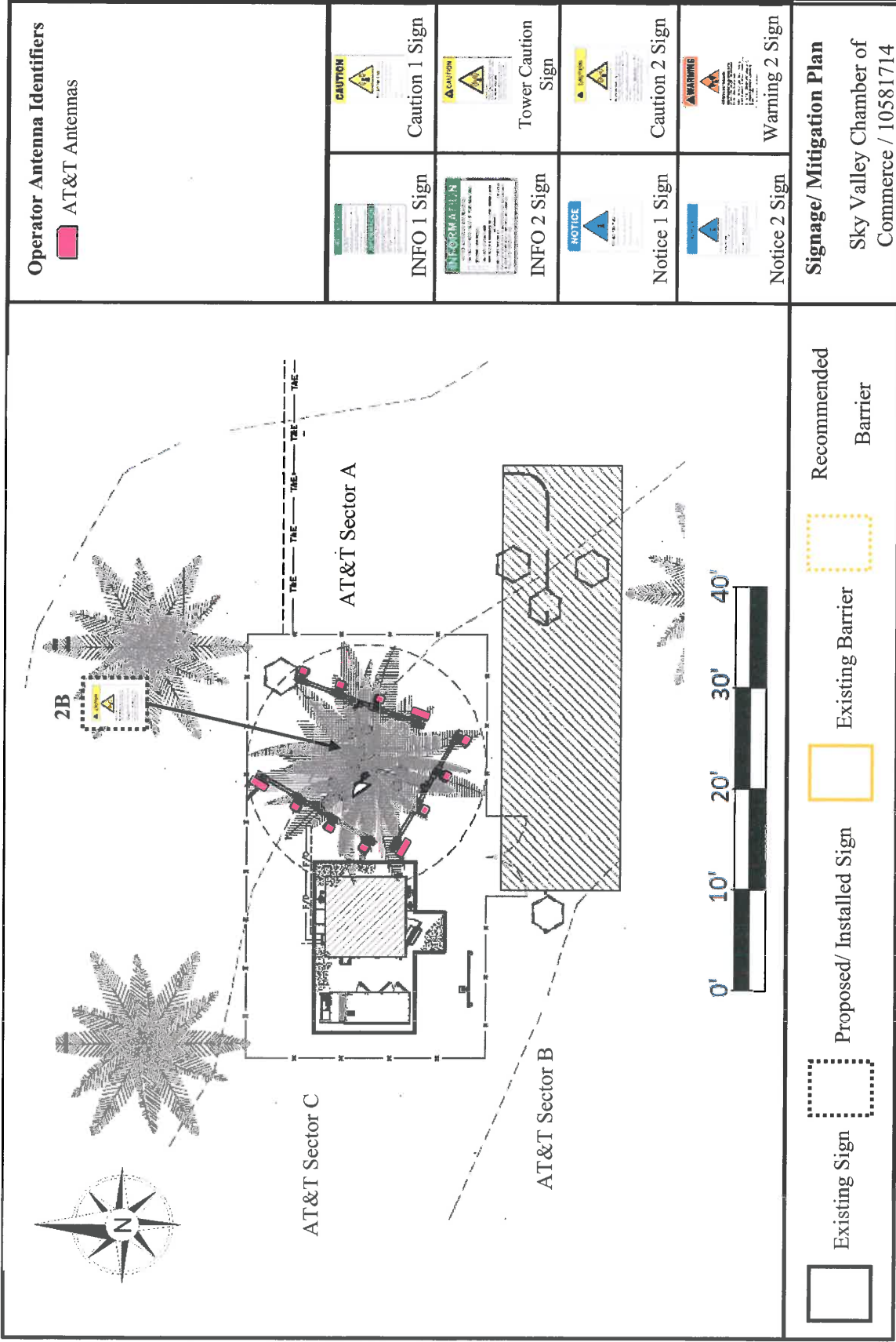
There are no additional system operators located on this facility or considered as part of this analysis.












Signage and barriers are the primary means of mitigating access to accessible areas of exposure. Below is a summary of recommended signage at this AT&T facility.

Recommended Signage and Barriers (AT&T Sectors)		
Location	Signage	Barriers
Sector A	Not required	Not required
Sector B	Not required	Not required
Sector C	Not required	Not required
Access Point (s)	Yellow Caution 2B sign at base of monopalm	Not Required

2.0 SITE SCALE MAP



Operator Antenna Identifiers  AT&T Antennas	
	
	
	
	
Signage/ Mitigation Plan Sky Valley Chamber of Commerce / 10581714	



3.0 ANTENNA INVENTORY

ANT ID	Operator	Antenna Make	Antenna Model	Type	Freq (MHz)	# of TX	Azimuth (°)	BW (°)	Gain (dBD)	ERP (Watts)	Length (ft)	x	y	Antenna Z Value (NWS)	Ant Z Value Ground (ft)
ATT A1	AT&T	Kathrein	800-10966K	Panel	LTE 700	1	110	67	13.35	771.01	8.0	27	20	42.0	42.0
ATT A1	AT&T	Kathrein	800-10966K	Panel	LTE/SG 850	1	110	64	14.15	926.96	8.0	27	20	42.0	42.0
ATT A1	AT&T	Kathrein	800-10966K	Panel	LTE 700	1	110	67	13.35	771.01	8.0	27	20	42.0	42.0
ATT A1	AT&T	Kathrein	800-10966K	Panel	LTE/SG 850	1	110	64	14.15	926.96	8.0	27	20	42.0	42.0
ATT A1	AT&T	Kathrein	800-10966K	Panel	LTE 1900	2	110	64	15.85	2742.14	8.0	27	20	42.0	42.0
ATT A1	AT&T	Kathrein	800-10966K	Panel	LTE 1900	2	110	64	15.85	2742.14	8.0	27	20	42.0	42.0
ATT A2	AT&T	Quintel	QS8658-3e	Panel	LTE 700	2	110	64	12.85	1374.33	8.0	28	23	42.0	42.0
ATT A2	AT&T	Quintel	QS8658-3e	Panel	LTE 2100	2	110	63	15.35	2443.94	8.0	28	23	42.0	42.0
ATT A2	AT&T	Quintel	QS8658-3e	Panel	LTE 2100	2	110	63	15.35	2443.94	8.0	28	23	42.0	42.0
ATT A3	AT&T	Quintel	QS8658-3e	Panel	LTE 700	2	110	64	12.85	1374.33	8.0	29	28	42.0	42.0
ATT A4	AT&T	Quintel	QS8658-3e	Panel	LTE 700	2	110	64	12.85	1374.33	8.0	30	31	42.0	42.0
ATT A4	AT&T	Quintel	QS8658-3e	Panel	LTE 2300	2	110	60	15.35	1527.46	8.0	30	31	42.0	42.0
ATT A4	AT&T	Quintel	QS8658-3e	Panel	LTE 2300	2	110	60	15.35	1527.46	8.0	30	31	42.0	42.0
ATT B1	AT&T	Kathrein	800-10966K	Panel	LTE 700	1	210	67	13.35	771.01	8.0	12	21	42.0	42.0
ATT B1	AT&T	Kathrein	800-10966K	Panel	LTE/SG 850	1	210	64	14.15	926.96	8.0	12	21	42.0	42.0
ATT B1	AT&T	Kathrein	800-10966K	Panel	LTE 700	1	210	67	13.35	771.01	8.0	12	21	42.0	42.0
ATT B1	AT&T	Kathrein	800-10966K	Panel	LTE/SG 850	1	210	64	14.15	926.96	8.0	12	21	42.0	42.0
ATT B1	AT&T	Kathrein	800-10966K	Panel	LTE 1900	2	210	64	15.85	2742.14	8.0	12	21	42.0	42.0
ATT B1	AT&T	Kathrein	800-10966K	Panel	LTE 1900	2	210	64	15.85	2742.14	8.0	12	21	42.0	42.0
ATT B2	AT&T	Quintel	QS8658-3e	Panel	LTE 700	2	210	64	12.85	1374.33	8.0	17	19	42.0	42.0
ATT B2	AT&T	Quintel	QS8658-3e	Panel	LTE 2100	2	210	63	15.35	2443.94	8.0	17	19	42.0	42.0
ATT B2	AT&T	Quintel	QS8658-3e	Panel	LTE 2100	2	210	63	15.35	2443.94	8.0	17	19	42.0	42.0
ATT B3	AT&T	Quintel	QS8658-3e	Panel	LTE 700	2	210	64	12.85	1374.33	8.0	20	18	42.0	42.0
ATT B4	AT&T	Quintel	QS8658-3e	Panel	LTE 700	2	210	64	12.85	1374.33	8.0	23	16	42.0	42.0
ATT B4	AT&T	Quintel	QS8658-3e	Panel	LTE 2300	2	210	60	15.35	1527.46	8.0	23	16	42.0	42.0



ATT B4	AT&T	Quintel	Q88658-3e	Panel	LTE 2300	2	210	60	15.35	1527.46	8.0	23	16	42.0	42.0
ATT C1	AT&T	Kathrein	800-10966K	Panel	LTE 700	1	300	67	13.35	771.01	8.0	19	36	42.0	42.0
ATT C1	AT&T	Kathrein	800-10966K	Panel	LTE/5G 850	1	300	64	14.15	926.96	8.0	19	36	42.0	42.0
ATT C1	AT&T	Kathrein	800-10966K	Panel	LTE 700	1	300	67	13.35	771.01	8.0	19	36	42.0	42.0
ATT C1	AT&T	Kathrein	800-10966K	Panel	LTE/5G 850	1	300	64	14.15	926.96	8.0	19	36	42.0	42.0
ATT C1	AT&T	Kathrein	800-10966K	Panel	LTE 1900	2	300	64	15.85	2742.14	8.0	19	36	42.0	42.0
ATT C1	AT&T	Kathrein	800-10966K	Panel	LTE 1900	2	300	64	15.85	2742.14	8.0	19	36	42.0	42.0
ATT C2	AT&T	Quintel	Q88658-3e	Panel	LTE 700	2	300	64	12.85	1374.33	8.0	17	32	42.0	42.0
ATT C2	AT&T	Quintel	Q88658-3e	Panel	LTE 2100	2	300	63	15.35	2443.94	8.0	17	32	42.0	42.0
ATT C2	AT&T	Quintel	Q88658-3e	Panel	LTE 2100	2	300	63	15.35	2443.94	8.0	17	32	42.0	42.0
ATT C3	AT&T	Quintel	Q88658-3e	Panel	LTE 700	2	300	64	12.85	1374.33	8.0	14	29	42.0	42.0
ATT C4	AT&T	Quintel	Q88658-3e	Panel	LTE 700	2	300	64	12.85	1374.33	8.0	12	25	42.0	42.0
ATT C4	AT&T	Quintel	Q88658-3e	Panel	LTE 2300	2	300	60	15.35	1527.46	8.0	12	25	42.0	42.0
ATT C4	AT&T	Quintel	Q88658-3e	Panel	LTE 2300	2	300	60	15.35	1527.46	8.0	12	25	42.0	42.0
Micro 1	Unknown	Unknown	Unknown	Dish	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	2	19	25	38.0	38.0
Micro 2	Unknown	Unknown	Unknown	Dish	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	2	17	25	38.0	38.0

Table 1: Total Site data table **** (Z Value is distance from bottom of antenna to walking surface)**



3.1 ROOFVIEW® EXPORT FILE

Ant Num	ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	X	Y	Z	Type	Aber	Gain	dBd	BWwidth Pt Dir
1	ATTA1	LTE	700.00000	40.0	1	0	0.0	0.0	35.7	35.7	Kathrein	800-10986K	27.0	20.0	42.0	8.0	13.35	8.0	67,110	
2	ATTA1	LTE/5G	850.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	27.0	20.0	42.0	8.0	14.15	8.0	64,110	
3	ATTA1	LTE	700.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	27.0	20.0	42.0	8.0	13.35	8.0	67,110	
4	ATTA1	LTE/5G	850.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	27.0	20.0	42.0	8.0	14.15	8.0	64,110	
5	ATTA1	LTE	1900.00000	40.0	2	0	0.0	0.5	71.3	71.3	Kathrein	800-10986K	27.0	20.0	42.0	8.0	15.85	8.0	64,110	
6	ATTA1	LTE	1900.00000	40.0	2	0	0.0	0.5	71.3	71.3	Kathrein	800-10986K	27.0	20.0	42.0	8.0	15.85	8.0	64,110	
7	ATTA2	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	28.0	23.0	42.0	8.0	12.85	8.0	84,110	
8	ATTA2	LTE	2100.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	28.0	23.0	42.0	8.0	15.35	8.0	63,110	
9	ATTA2	LTE	2100.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	28.0	23.0	42.0	8.0	15.35	8.0	63,110	
10	ATTA3	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	29.0	28.0	42.0	8.0	12.85	8.0	84,110	
11	ATTA4	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	30.0	31.0	42.0	8.0	12.85	8.0	84,110	
12	ATTA4	LTE	2300.00000	25.0	2	0	0.0	0.5	44.6	44.6	Quintel	QS8658-3e	30.0	31.0	42.0	8.0	15.35	8.0	60,110	
13	ATTA4	LTE	2300.00000	25.0	2	0	0.0	0.5	44.6	44.6	Quintel	QS8658-3e	30.0	31.0	42.0	8.0	15.35	8.0	60,110	
14	ATTB1	LTE	700.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	12.0	21.0	42.0	8.0	13.35	8.0	67,210	
15	ATTB1	LTE/5G	850.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	12.0	21.0	42.0	8.0	14.15	8.0	64,210	
16	ATTB1	LTE	700.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	12.0	21.0	42.0	8.0	13.35	8.0	67,210	
17	ATTB1	LTE/5G	850.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	12.0	21.0	42.0	8.0	14.15	8.0	64,210	
18	ATTB1	LTE	1900.00000	40.0	2	0	0.0	0.5	71.3	71.3	Kathrein	800-10986K	12.0	21.0	42.0	8.0	15.85	8.0	64,210	
19	ATTB1	LTE	1900.00000	40.0	2	0	0.0	0.5	71.3	71.3	Kathrein	800-10986K	12.0	21.0	42.0	8.0	15.85	8.0	64,210	
20	ATTB2	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	17.0	19.0	42.0	8.0	12.85	8.0	84,210	
21	ATTB2	LTE	2100.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	17.0	19.0	42.0	8.0	15.35	8.0	63,210	
22	ATTB3	LTE	2100.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	17.0	19.0	42.0	8.0	15.35	8.0	63,210	
23	ATTB3	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	20.0	18.0	42.0	8.0	12.85	8.0	84,210	
24	ATTB4	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	23.0	16.0	42.0	8.0	12.85	8.0	84,210	
25	ATTB4	LTE	2300.00000	25.0	2	0	0.0	0.5	44.6	44.6	Quintel	QS8658-3e	23.0	16.0	42.0	8.0	15.35	8.0	60,210	
26	ATTB4	LTE	2300.00000	25.0	2	0	0.0	0.5	44.6	44.6	Quintel	QS8658-3e	23.0	16.0	42.0	8.0	15.35	8.0	60,210	
27	ATTC1	LTE	700.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	19.0	36.0	42.0	8.0	13.35	8.0	67,300	
28	ATTC1	LTE/5G	850.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	19.0	36.0	42.0	8.0	14.15	8.0	64,300	
29	ATTC1	LTE	700.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	19.0	36.0	42.0	8.0	13.35	8.0	67,300	
30	ATTC1	LTE/5G	850.00000	40.0	1	0	0.0	0.5	35.7	35.7	Kathrein	800-10986K	19.0	36.0	42.0	8.0	14.15	8.0	64,300	
31	ATTC1	LTE	1900.00000	40.0	2	0	0.0	0.5	71.3	71.3	Kathrein	800-10986K	19.0	36.0	42.0	8.0	15.85	8.0	64,300	
32	ATTC1	LTE	1900.00000	40.0	2	0	0.0	0.5	71.3	71.3	Kathrein	800-10986K	19.0	36.0	42.0	8.0	15.85	8.0	64,300	
33	ATTC2	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	17.0	32.0	42.0	8.0	12.85	8.0	84,300	
34	ATTC2	LTE	2100.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	17.0	32.0	42.0	8.0	15.35	8.0	63,300	
35	ATTC2	LTE	2100.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	17.0	32.0	42.0	8.0	15.35	8.0	63,300	
36	ATTC3	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	14.0	29.0	42.0	8.0	12.85	8.0	84,300	
37	ATTC4	LTE	700.00000	40.0	2	0	0.0	0.5	71.3	71.3	Quintel	QS8658-3e	12.0	25.0	42.0	8.0	12.85	8.0	84,300	
38	ATTC4	LTE	2300.00000	25.0	2	0	0.0	0.5	44.6	44.6	Quintel	QS8658-3e	12.0	25.0	42.0	8.0	15.35	8.0	60,300	
39	ATTC4	LTE	2300.00000	25.0	2	0	0.0	0.5	44.6	44.6	Quintel	QS8658-3e	12.0	25.0	42.0	8.0	15.35	8.0	60,300	

Table 2: Roofview® Export File

4.0 PREDICTED EMISSION LEVELS AND DISCUSSION

All calculations performed based upon the data listed for this facility have produced results that are within allowable limits for General Population and Occupational limits for exposure to RF emissions as specified by federal standards. AT&T can ensure compliance on this facility by following the signage and barrier recommendations presented in this report

The anticipated maximum power density value (% MPE) calculated in front of any of the AT&T sectors is **10.20 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**2.04 %** of the FCC's allowable Occupational limit). This was determined based upon worst-case theoretical modeling as described in this report for all walking surfaces in close proximity to the antenna arrays. The following is a summary for each AT&T Sector.

Sector A: There are no areas that that exceed the **FCC's General Population or Occupational limits** for exposure to radio frequency emissions. The maximum power density value (% MPE) calculated for AT&T's Sector A antennas is **10.20 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**2.04 %** of the FCC's allowable Occupational limit). The Sector A antennas are transmitting over the ground.

Sector B: There are no areas that that exceed the **FCC's General Population or Occupational limits** for exposure to radio frequency emissions. The maximum power density value (% MPE) calculated for AT&T's Sector B antennas is **10.20 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**2.04 %** of the FCC's allowable Occupational limit). The Sector B antennas are transmitting over the ground.

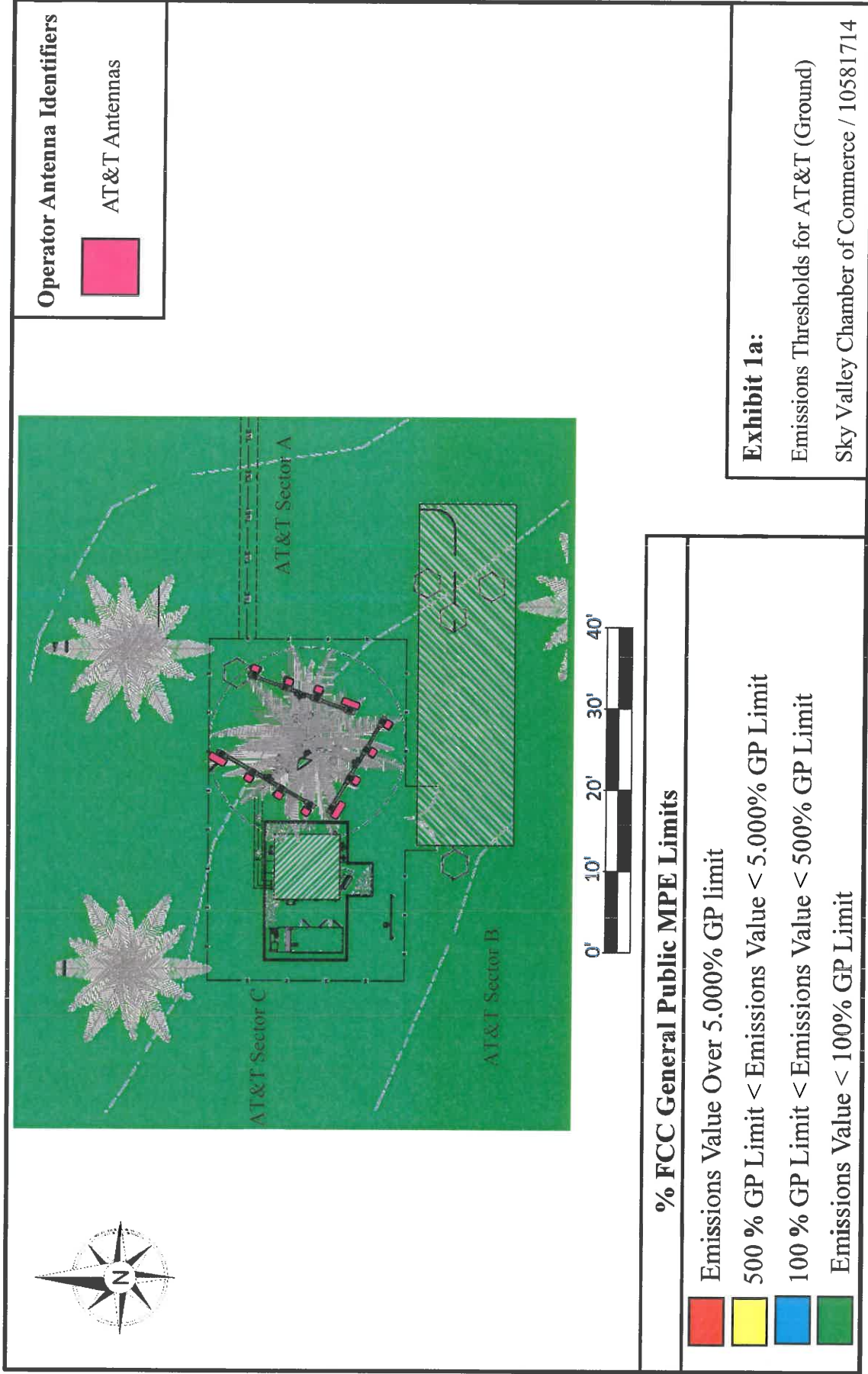
Sector C: There are no areas that that exceed the **FCC's General Population or Occupational limits** for exposure to radio frequency emissions. The maximum power density value (% MPE) calculated for AT&T's Sector C antennas on the sloped roof is **10.20 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**2.04%** of the FCC's allowable Occupational limit). The Sector C antennas are transmitting over the ground.

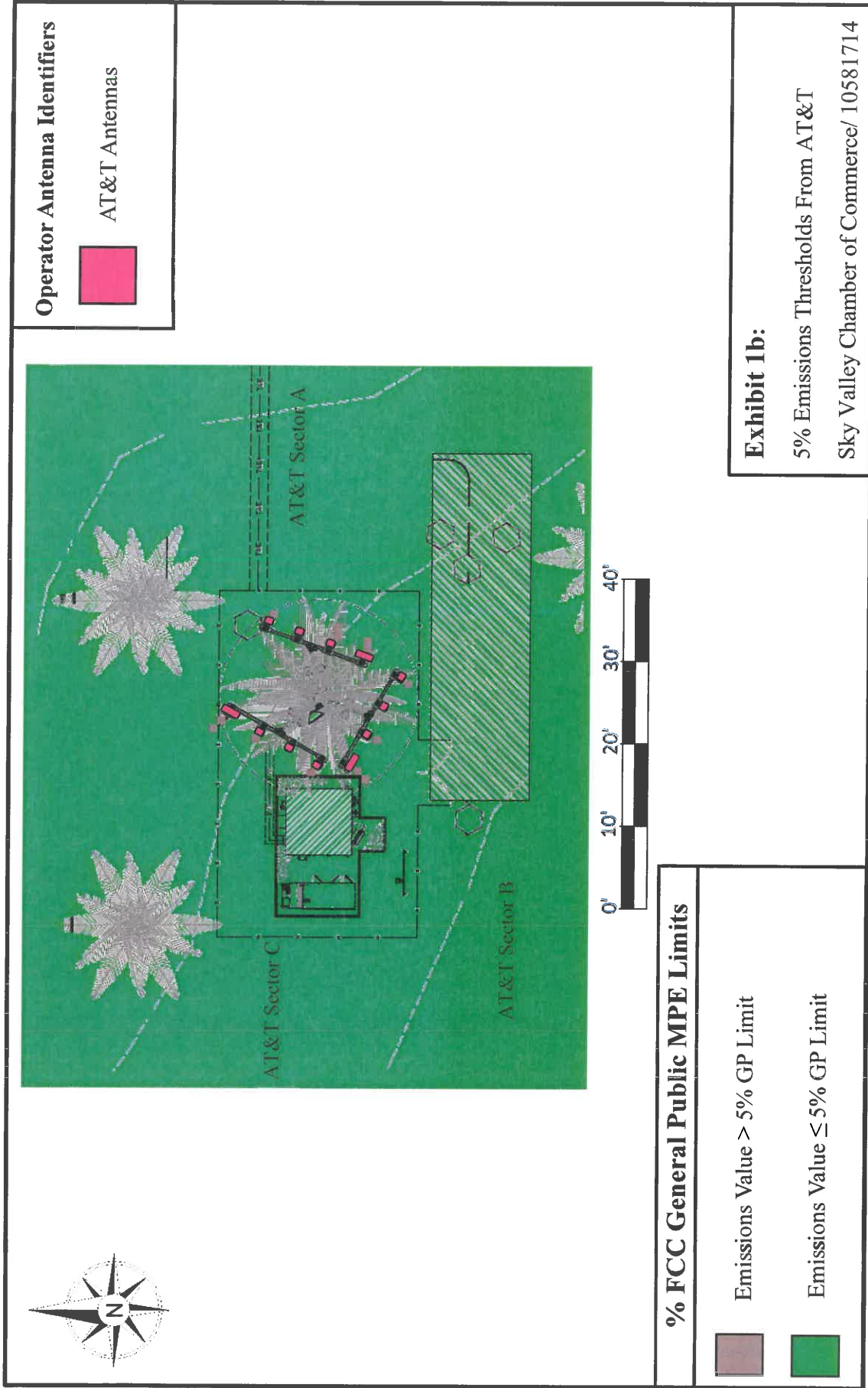
At the ground level the maximum power density value calculated from the AT&T radio equipment is **10.20 %** of the **FCC's General Population limit** for exposure to radio frequency emissions. At ground level the maximum composite power density value calculated from the AT&T radio equipment is **2.04 %** of the **FCC's Occupational limit** for exposure to radio frequency emissions.

The FCC mandates that if a site is found to be out of compliance with regard to emissions that any system operator contributing 5% or more to areas exceeding the FCC's allowable limits, as outlined in this report, will be responsible for bringing the site into compliance. Exhibit 1b shows a graphical representation of all areas where AT&T contributes 5% or more to the FCC general public limit on the site.

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document states that microwave dishes are compliant if they are mounted 20 feet or greater above any accessible walking or working surface. All microwaves on site are mounted higher than 20 feet above the nearest walking/working surface and as such are considered compliant.

Emissions threshold plots which graphically show power density values is shown following in **Exhibits 1a-1b.**





5.0 STATEMENT OF COMPLIANCE

Centerline conducted worst case modeling to determine whether the monopalm facility located at 20905 Hot Springs Road in Desert Hot Springs, California is in compliance with FCC Regulations.

5.1 STATEMENT OF AT&T MOBILITY COMPLIANCE

Based on the information analyzed, AT&T will be compliant with FCC Regulations once the mitigation measures recommended in this report are implemented.

5.2 RECOMMENDATIONS









AT&T Mitigation Recommendations		
Location	Signage	Barriers
Sector A	Not required	Not required
Sector B	Not required	Not required
Sector C	Not required	Not required
Access Point (s)	Yellow Caution 2B sign at base of monopalm	Not Required

6.0 FALL ARREST AND PARAPET INFORMATION

As per AT&T barrier policy, rooftop edges that are protected with a 36-inch parapet wall or guardrail are safe for work activity within six (6) feet of the edge. OSHA has stated that an existing 36-inch guardrail or parapet provides sufficient protection for employees. The height of the top rail or equivalent component of guardrail systems in new construction shall be at least 42 inches above the walking or working surface. It should also be noted that the height of the parapet or guardrail may be reduced to no less than 30 inches at any point provided the sum of the depth (horizontal distance) of the top edge, and the height of the top edge (vertical distance from the work surface to the top edge of the top member, is at least 48 inches. If there is no reason for working atop the roof, then edge protection is not required. In addition, workers may use personnel lifts or temporary fall protection measures to perform work within 6 feet of the roof edge in place of permanent edge protection. Reference: 29 CFR 1910.28, 29 CFR 1910.23 (NPRM-1990); OSHA Letters of Interpretation 2/9/83 and 3/8/9

APPENDIX A: RF SIGNAGE

AT&T RF Signage

Sign	Description	Sign	Description
	Information 1 Sign Gives guidelines on how to proceed and who to contact regarding areas that may exceed either the FCC's General Population or Occupational emissions limits.		Information 2 Sign Gives specific information on how to proceed and who to contact regarding antennas that are façade mounted, concealed or on stand-alone structures.
	Blue Notice 1 Sign Used to alert individuals that they are entering an area that may exceed the FCC's General Population emissions limit. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		Blue Notice 2 Sign Used to alert individuals that they are entering an area that may exceed either the FCC's General Population emissions limits. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Blue Notice 1 signs.
	Yellow Caution 1 Sign-Rooftop Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limit. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		Yellow Caution 2 Sign-Rooftop Used to alert individuals that they are entering an area that may exceed the FCC's Occupational emissions limit. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Yellow Caution 1 signs.
	Yellow Caution 1 Sign-Tower Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limits. Must be placed at the base of the tower to warn tower climbers of potential for exposure.		Warning 2 Sign Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limit by a factor of 10 or greater. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.

APPENDIX B: FCC GUIDELINES AND EMISSIONS THRESHOLD LIMITS

All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01 and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The number of $\mu\text{W}/\text{cm}^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General Population/Uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The general population exposure limit for the 700 and 800 MHz Bands is approximately 467 $\mu\text{W}/\text{cm}^2$ and 567 $\mu\text{W}/\text{cm}^2$ respectively, and the general population exposure limit for the 1900 MHz PCS and 2100 MHz AWS bands is 1000 $\mu\text{W}/\text{cm}^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

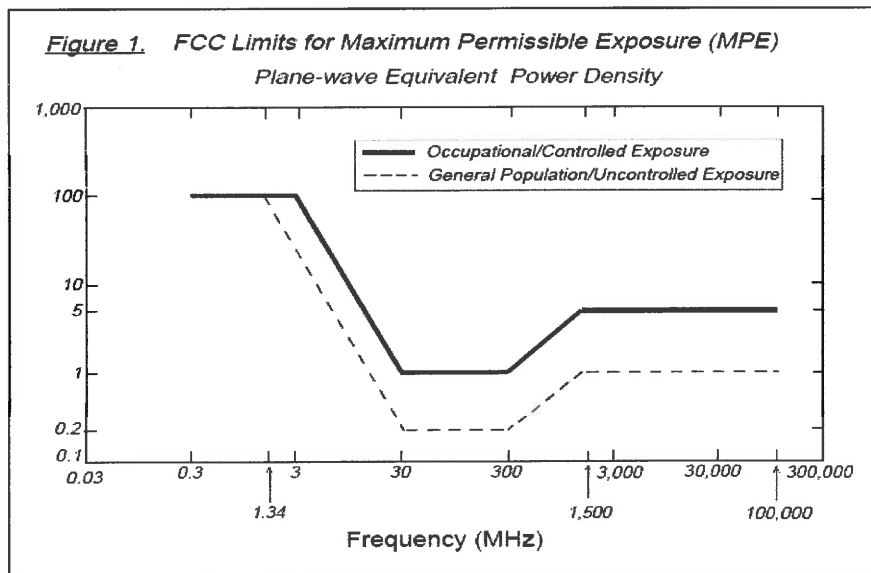
Occupational/Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure, have been properly trained in RF safety and can exercise control over their exposure. Occupational/Controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Public / Uncontrolled exposure limit.

Additional details can be found in FCC OET 65.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



APPENDIX C: CALCULATION METHODOLOGY

Centerline has performed theoretical calculations on all transmission equipment located on this facility. All calculations have been performed using the RoofView® software from Richard Tell Associates. This software performs calculations using a cylindrical model for very conservative power density predictions within the near-field of the antenna where the antenna pattern has not truly formed yet. Within this area power density values tend to decrease based upon an inverse distance function. At the point where it is appropriate for modeling to change from near-field calculations to far-field calculations the power decreases inversely with the square of the distance. This modeling technique is very accurate with very low antenna centerlines, such as rooftops, where persons can get very close to the antennas and pass through fields in close proximity.

The below calculation in Figure 1 shows the theoretical distribution of power over an imaginary cylinder with equal power distribution in all directions.

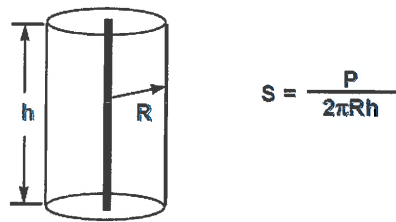


Figure 1: Distribution of power over an imaginary cylinder in all directions

This model can be modified for directional antennas to show directionality of power distribution. This formula will tend to be conservative as it assumes that all power is focused between the 3 dB power roll off points as shown in Figure 2.

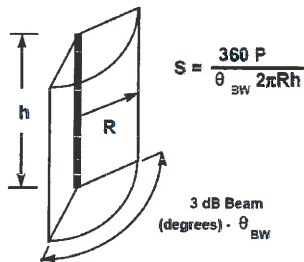


Figure 2: Distribution of power over an imaginary cylinder between the half power (3dB) roll off points (HBW) for directional antennas

APPENDIX D: CERTIFICATIONS

I, Ryan McManus, preparer of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.

A handwritten signature in black ink that reads 'Ryan McManus'.

4/2/2019

I, Scott Heffernan, reviewer and approver of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.

A handwritten signature in black ink that reads 'Scott Heffernan'.

4/2/2019

APPENDIX E: PROPRIETARY STATEMENT

This report was prepared for the use of AT&T Mobility, LLC to meet requirements specified in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by Centerline Communications, LLC are based solely on the information provided by AT&T Mobility and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to Centerline Communications, LLC so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Cameron Dancho w/ J5ip / on behalf of AT&T Wireless

Contact Person: Cameron Dancho E-Mail: cdancho@j5ip.com

Mailing Address: 42681 Hussar CT
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 775.8688 Fax No: (NA) NA

Engineer/Representative Name: CASA Industries, Inc.

Contact Person: Luis Cardona E-Mail: lcardona@casaind.com

Mailing Address: 4430 Miraloma Ave. Suite D.
Anaheim, CA 92592
City State ZIP

Daytime Phone No: (562) 652-5330 Fax No: (NA) NA

Property Owner Name: Sky Valley Community Center

Contact Person: Noel Ragsdale E-Mail: noelrags@gmail.com

Mailing Address: 20905 Hot Springs RD
Desert Hot Springs CA 92241
City State ZIP

Daytime Phone No: (760) 775-3663 Fax No: (NA) NA

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 LAND USE AND DEVELOPMENT


N/A

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.)

Noel Ragsdale ^{for} Sky Valley Community Center <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<small>SIGNATURE OF PROPERTY OWNER(S)</small>

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): 647-080-007

Approximate Gross Acreage: .20

General location (nearby or cross streets): North of Sky Valley Chamber of Commerce South of Pole Rd, East of Longvue Rd, West of Hot Springs Rd.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Installation of a cell tower communications facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

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	1,000	50'	NA	Installation of Communications tower and EQ.
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		Inc. above Installation of Communications tower and EQ.
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

NA

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). NA
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NA EIR No. (if applicable): NA

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): Bio, CHRIS, and Phase 1

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: Cameron Dancho / J5ip / AT&T Wireless

Address: 42681 Hussar CT Temecula, CA 92592

Phone number: 961.775.8688

Address of site (street name and number if available, and ZIP Code): Hot Spring Rd. / 92241

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 647-080-007

Specify any list pursuant to Section 65962.5 of the Government Code: NA

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date 3/15/2021

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The 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. The 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.

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. 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.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the 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 Applicant or Property Owner information changes.

Cameron Dancho / J5ip
Printed Name of Applicant


Signature of Applicant

3/15/2021
Date Signed

Applicant-Property Owner Signatures Form

Note: Property owner(s)'s signatures are not required for the following applications or requests:

Pre-Application Review

Geology Report Review

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, County personnel, or its agents, may enter the subject property 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.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application 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. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

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 Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment, General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; 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.

Sky Valley Community Center
Printed Name of Property Owner

Hal Lydell, Treasurer
Signature of Property Owner

3/16/21
Date Signed

Applicant-Property Owner Signatures Form

Sky Valley Community Center
Printed Name of Property Owner

Yalgalali, Treasurer
Signature of Property Owner

3/14/21
Date Signed

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 additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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.
- 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.

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 facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	647-080-007
Approximate Gross Acreage:	.15

Applicant-Property Owner Signatures Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_Applicant_Property_Owner_Signature_Form.docx
Revised: 03/19/2020

2016-0240277

05/13/2016 11:58 AM Fee: \$ 31.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

The sky valley Chamber of Commerce

AND WHEN RECORDED MAIL TO:

Director
The sky Valley Community Center
20905 Hot Springs Rd.
Desert Hot Springs, CA
92241-9030

					R	A	Exam: 805			Y
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	A
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SIZE	NCOR	SMF	NCHG	T:						

39.50

Space above this line for recorder's use only

Quit Claim Deed

Re-Recording

Title of Document

To add name of agency and printed/typed name

TRA: 061-32

For Document #

APN: ~~DTT:~~ 647080007-2

2016-072614

DTT: Ø

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
The Sky Valley Chamber of Commerce

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME President; The Sky Valley Community Center

STREET ADDRESS 20905 Hot Springs Rd

CITY, STATE & ZIP CODE Desert Hot Springs, Ca
92241

TITLE ORDER NO. None: Interagency
ESCROW NO. None: Interagency

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: 061-032
APN: 647080007-2

The undersigned grantor(s) declare(s) **DOCUMENTARY TRANSFER TAX** \$ _____

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The Sky Valley Chamber of Commerce; a California Non-profit Mutual-Benefit Corporation
(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to The Sky Valley Community Center, a California Nonprofit Public-Benefit Corporation
(NAME OF GRANTEE(S))

the following described real property in the City of Unincorporated Sky Valley, County of Riverside
State of California.

(Insert Legal Description)
North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 South, Range 6 East, S.B.B. &M., containing approximately 1 1/4 acres, more or less.

DATED: 4/22/2016

Name Joe Leach, President, Sky Valley Chamber of Commerce

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

Name _____

STATE OF CALIFORNIA
COUNTY OF Riverside

On 4/22/2016 before me, Diana Rosas, Notary Public, personally appeared
(here insert name and title of the officer)

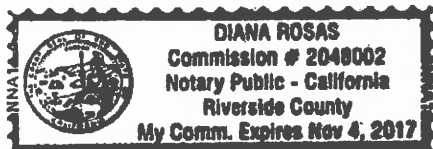
Joe Leach
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the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

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

WITNESS my hand and official seal.

Signature Diana Rosas (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE



RECORDING REQUESTED BY
The Sky Valley Chamber of Commerce

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME President; The Sky Valley Community Center

STREET ADDRESS 20905 Hot Springs Rd

CITY, STATE & ZIP CODE Desert Hot Springs, Ca
92241

TITLE ORDER NO. None: Interagency

ESCROW NO. None: Interagency

2016-0172614

04/29/2016 11:56 AM Fee: \$ 25.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
1	1					1				
SIZE	NCOR	SMF	NCHG	T:						

QUITCLAIM DEED

TRA: 061-032

APN: 647080007-2

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 31.50

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) _____
The Sky Valley Chamber of Commerce; a California Non-profit Mutual-Benefit Corporation
(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to _____
The Sky Valley Community Center, a California Nonprofit Public-Benefit Corporation
(NAME OF GRANTEE(S))

the following described real property in the City of Unincorporated Sky Valley, County of Riverside
State of California

(Insert Legal Description)
North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of
Section 21, Township 3 South, Range 6 East, S.B.B. &M., containing approximately 1 1/4 acres,
more or less.

DATED: 04-22-2016

Name Joe Leach, President

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

Name Joe Leach

STATE OF CALIFORNIA
COUNTY OF Riverside

On 4/22/2016 before me, Diana Rosas Notary Public, personally appeared
(here insert name and title of the officer)

Joe Leach

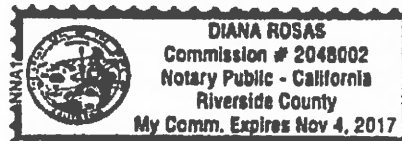
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature Diana Rosas (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE



RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Ct, Ste. H, Palm Desert, CA 92211

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

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 P.M. on February 1, 2021.

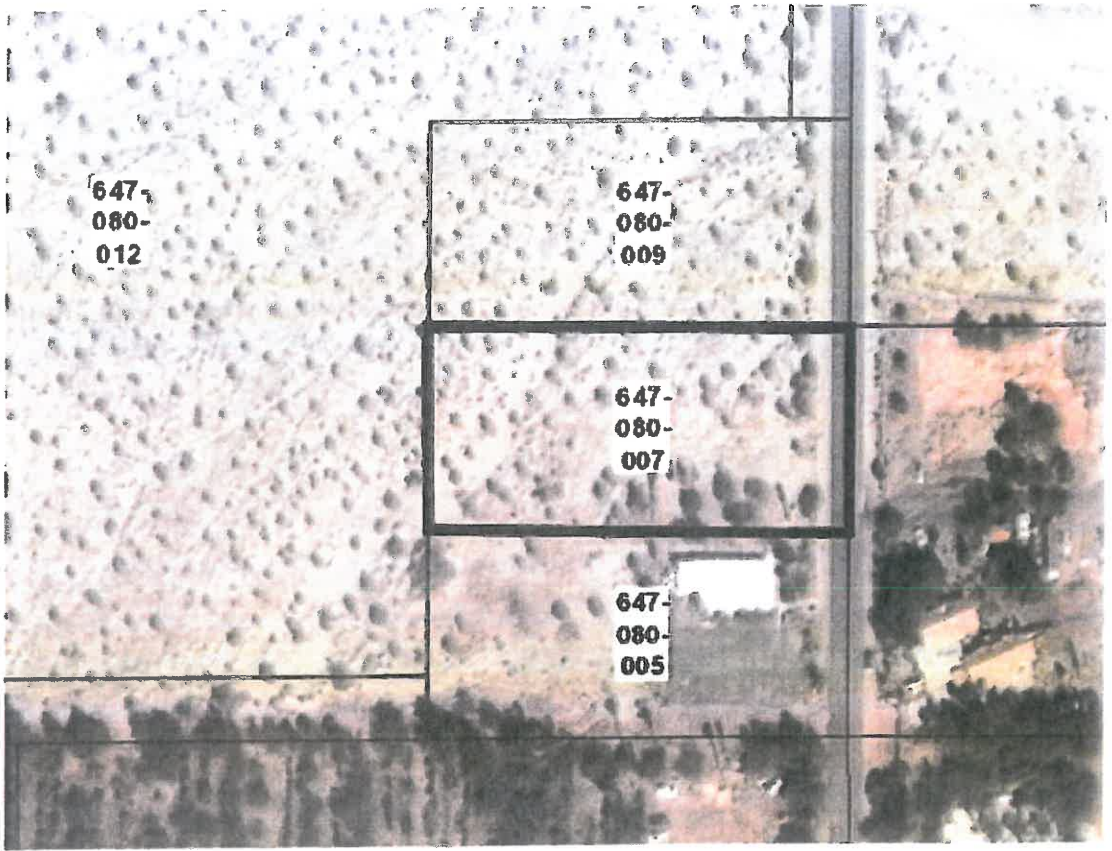
NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON February 1, 2021. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan Wireless No. 190006 (exempt from CEQA) ("Project") Plot Plan proposes to construct an unmanned, wireless communication facility, for AT&T: The project specifically proposes a 50-foot monopole with live palm trees, 1,008 square foot leasing area, twelve (12) panel antennas, thirty-six (36) RRUs, two (2) microwave antennas, six (6) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets and one (1) standby diesel generator. Additionally, the project includes a 12 foot wide non-exclusive access path from Hot Springs Road. APN: 647-080-007

The project site is located in the Fourth Supervisorial District – Western Coachella Valley Area – Sky Valley Zoning District – Western Coachella Valley Plan: Rural: Rural Residential (RUR:RR) – Location: Northerly of 21st Avenue, southerly of Dillon Road, easterly of Longvue Road, and westerly of Hot Springs Road – 1.25 Acres - Zoning: One Family Dwellings (R-1-1/4)

For further information regarding this application, please contact Jay Olivas, Project Planner, at 760-863-7050 or e-mail jolivas@rivco.org The case file for the proposed application may be viewed electronically if requested from the Project Planner.

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



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PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 5, 2021,

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

APN (s) or case numbers PPW190006 for

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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

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

TITLE: GIS Analyst

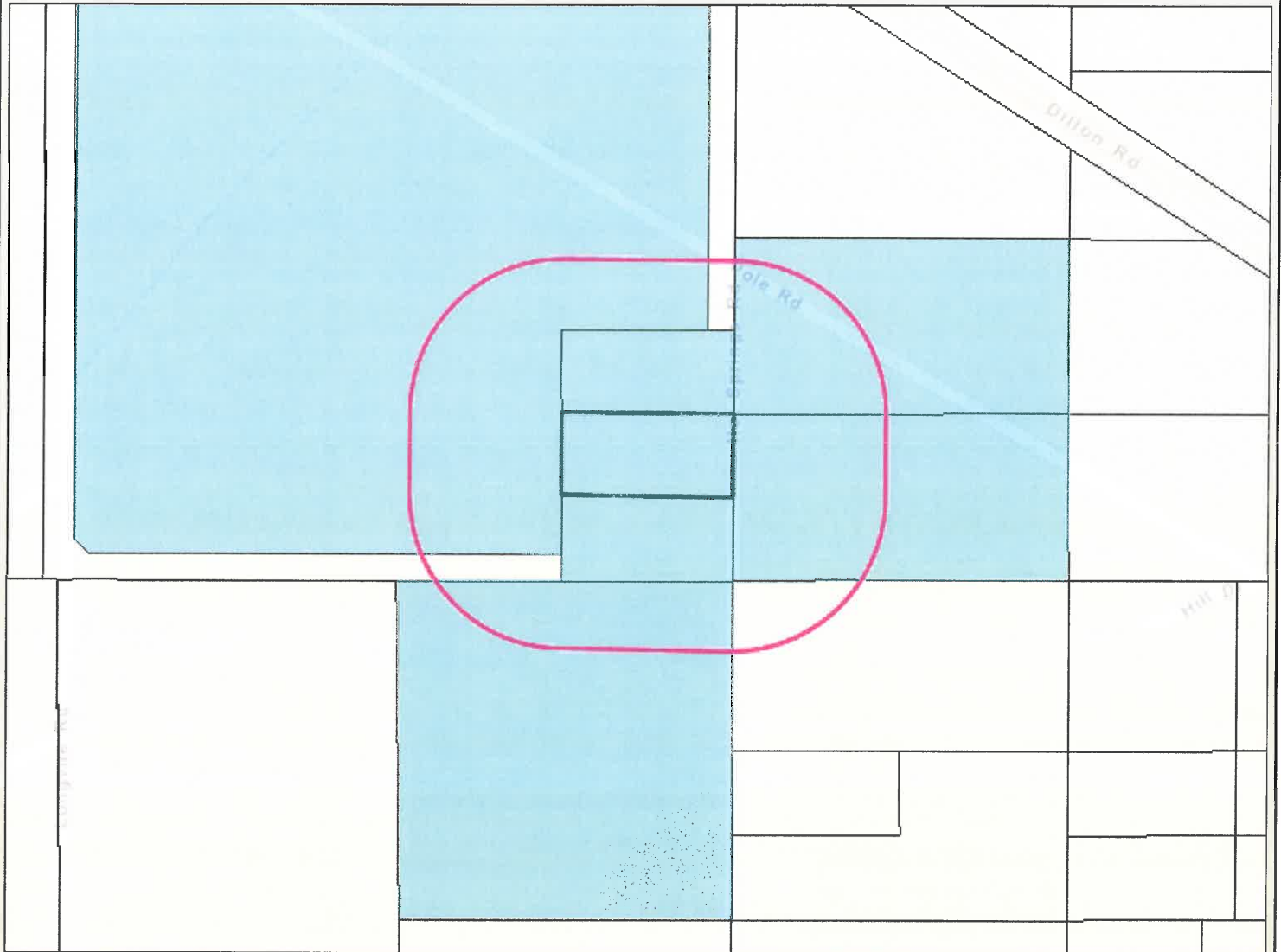
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW190006 (300 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 1/5/2021 3:13:23 PM

© Riverside County RCIT

647080005
SKY VALLEY COMMUNITY CENTER
20905 HOT SPRINGS RD
DESERT HOT SPRINGS CA 92241

647100007
RANDY G. MYERS
36401 SANDSAL CIR
RANCHO MIRAGE CA 92270

647080012
ETERNITY PROP II
4521 CAMPUS DR NO 288
IRVINE CA 92612

647122004
PAULA JOANNE KAPPELLA
20800 HOT SPRINGS RD
SKY VALLEY CA 92241

647122007
MARIA E. CASTILLO
20900 HOT SPRINGS RD
DESERT HOT SPRINGS CA 92241

647080009
LUIS F. RODRIGUEZ
PO BOX 5013
LA QUINTA CA 92248

647080007
SKY VALLEY COMMUNITY CENTER
20905 HOT SPRINGS RD
DSRT HOT SPG CA 92241

**INVOICE (INV-00140157)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Greg Macias
J5 Infrastructure Partners, LLC
5845 Friars Rd, 1208
San Diego, Ca 92110

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00140157	03/15/2021	03/15/2021	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW210014	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	
	SUB TOTAL
	\$50.00

TOTAL DUE	\$50.00
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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 US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

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 and include the reference number(s), which is your case number and department in the subject line.



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

Agenda Item No.:

1 . 2

Planning Commission Hearing: March 24, 2021

PROPOSED PROJECT

Case Number(s): Stay of Time PM36564

Applicant: *I-10 Logistics Owner, LLC*

Area Plan: The Pass

c/o Brian Rupp

Zoning Area/District: Cherry Valley District

Representative: *EPD Solutions*

Supervisory District: Fifth District

c/o Norah Jaffan

Project Planner: Kathleen Mitchell

APN(s): 407-220-018, -019


John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

PAR No. 210008 is an application for a “stay of the time period” to be applied to approved Tentative Parcel Map No. 36564 (TPM36564), which is a parcel map associated with the San Geronio Crossing Project. The applicant of the subject site is requesting to extend the expiration date of PM36564 to reflect the approximately 31 months the project was in litigation pursuant to Cal. Govt. Code Section 66463.5(e) and Section 8.4(F) of Ordinance No. 460.

TPM36564 proposed a Schedule “E” subdivision of 230 gross acres into four parcels. The tentative parcel map was originally approved on October 17, 2017 by the Board of Supervisors, along with General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337, and Environmental Impact Report No. 534. The subsequent lawsuit challenging the approval was filed on November 21, 2017 (Case No. RIC 1722026). On July 7, 2020, the Superior Court affirmed the County’s supplemental analysis and discharged the Writ.

With approval of the Stay of Time, the County would toll the expiration date of TPM36564 through this litigation period and extend the approval date of the map to July 7, 2020. As a result, the new expiration date for TPM36564 would be July 7, 2023, upon which the applicant could apply for their first discretionary extension of time for the map pursuant to Section 8.4(B)(2) of Ordinance No. 460.

The Project is within The Pass Area Plan and the Cherry Valley Gateway Policy Area. The project site is located north of Cherry Valley Boulevard, east of Interstate 15, and west of Vineland Street.

PROJECT RECOMMENDATION

APPROVAL of the STAY OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36564, extending the expiration date of the parcel map to July 7, 2023, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 36564 (PM36564) was originally approved along with General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337, and Environmental Impact Report No. 534 through fast track authorization by the Board of Supervisors on October 17, 2017. The overall Project proposed to construct and operate an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 30,000 square feet of office space, located on 230 gross acres. Approximately 140.23 acres were to be included within the developed portion of the Project, and 84.85 acres were to remain as natural open space.

The subsequent lawsuit challenging the approval was filed on November 21, 2017 (Case No. RIC 1722026) by Petitioners Sierra Club, Cherry Valley Pass Acres and Neighbors, and Cherry Valley Environmental Planning Group. On March 6, 2019, the Superior Court entered judgement partially granting and partially denying the Petitioners' lawsuit, issuing a Preemptory Writ of Mandate directing the County to conduct further analysis on two portions of the Final EIR. The County Board of Supervisors unanimously approved certification of a Supplemental EIR addressing the court's order on May 19, 2020. On July 7, 2020, the Superior Court affirmed the County's supplemental analysis and discharged the Writ.

The request for a "stay of the time period" was received October 15, 2020, ahead of the map's original expiration date of October 17, 2020. The applicant has requested that the County toll the expiration date of PM36564 from the date the Petitioners filed the lawsuit on November 21, 2017 and ending on the date the court discharged the Writ on July 7, 2020. A separate discretionary extension of time application remains active as well, should the stay of time due to litigation be denied.

Subdivision Map Act (SMA) & Ordinance No. 460

Under the SMA – specifically Government Code section 66463.5, and Ordinance No. 460 section 8.4.G. – a stay on the expiration of a tentative parcel map may be approved by the County as long as the request is submitted prior to the expiration of the map, and the request follows any required procedures. (*Friends of Westhaven & Trinidad v. County of Humboldt* (2003) 107 Cal.App.4th 878, 883-887; *Bodega Bay Concerned Citizens v. County of Sonoma* (2005) 125 Cal.App.4th 1061, 1065.) The decision by the County on whether or not to approve such a stay is discretionary. (*Friends of Westhaven, supra*, at 885.) Under the SMA, the County may establish procedures for reviewing such requests, which has been done in Ordinance No. 460 Section 8(4)(G) (Gov. Code, section 66463.5(e).)

Under Ordinance No. 460 Section 8(4)(B), a tentative parcel map expires 36 months after approval unless a final map is recorded, or the time is extended as allowed under Ordinance No. 460. However, Section 8(4)(G) of the Ordinance allows the 36-month period to be stayed for the period during which a lawsuit is pending in court. Litigation was filed challenging the project's approval on November 21, 2017, and the court ordered the discharge of the writ of mandate on July 7, 2020. Therefore, in accordance with the parameters set by Ordinance No. 460, the expiration may be stayed from October 24, 2017 to July 7, 2020.

In addition, the Ordinance dictates that an application for a stay must be made to the Planning Director on the forms provided by the Planning Department, accompanied by the filing fee set forth in Ordinance No. 671. The applicant filed the request on October 15, 2020 before the October 17, 2020 expiration date of TPM36564. Thus, the request would be considered timely.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Stay of Time Findings

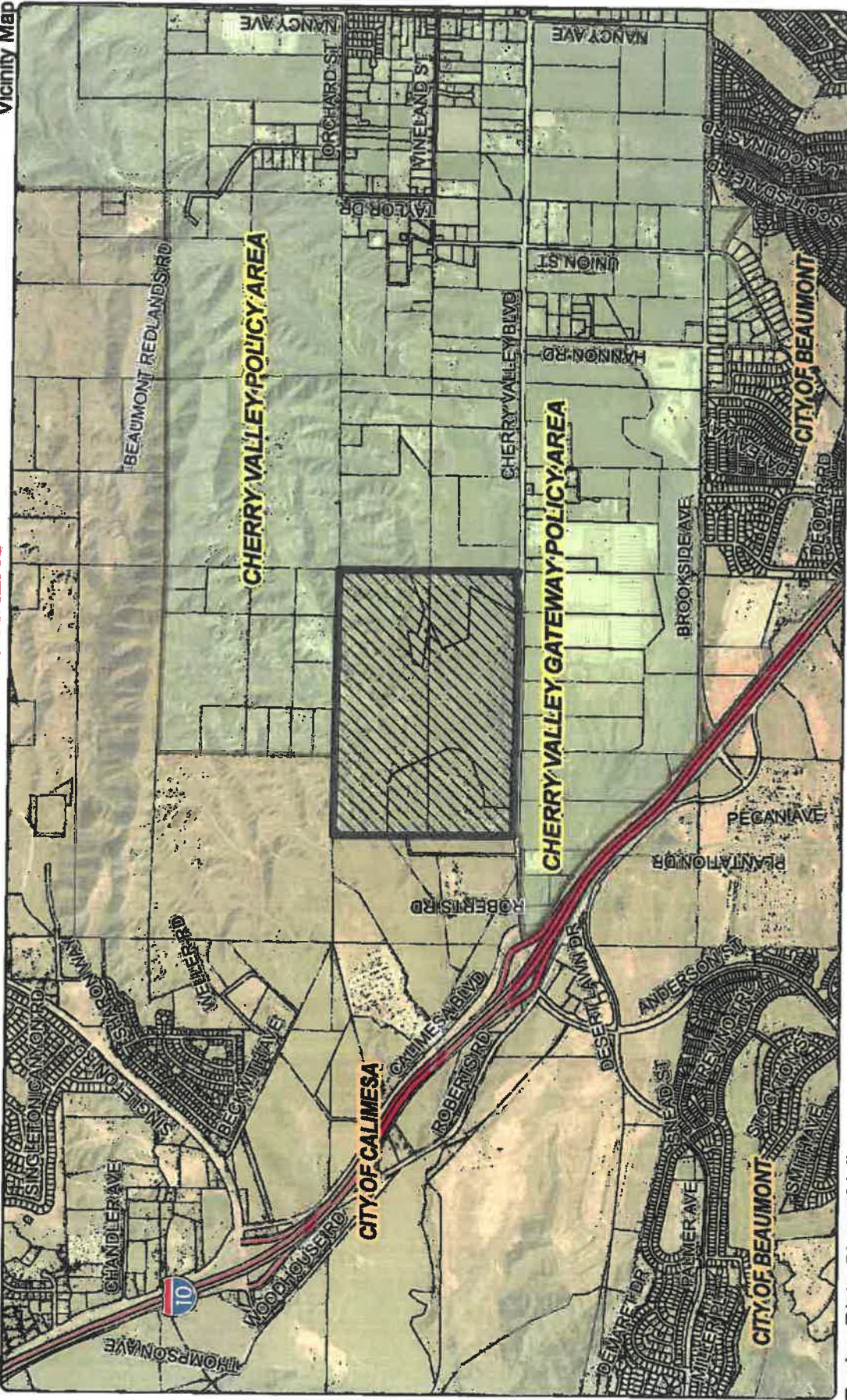
1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. The Stay of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. The Stay of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Stay of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07799 GPA01079 PM36564 PP25337 EIR00534
VICINITY/POLICY AREAS

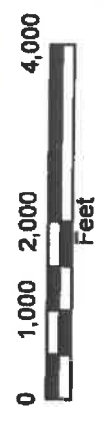
Supervisor: Ashley
 District 5

Date Drawn: 09/05/2017
 Vicinity Map



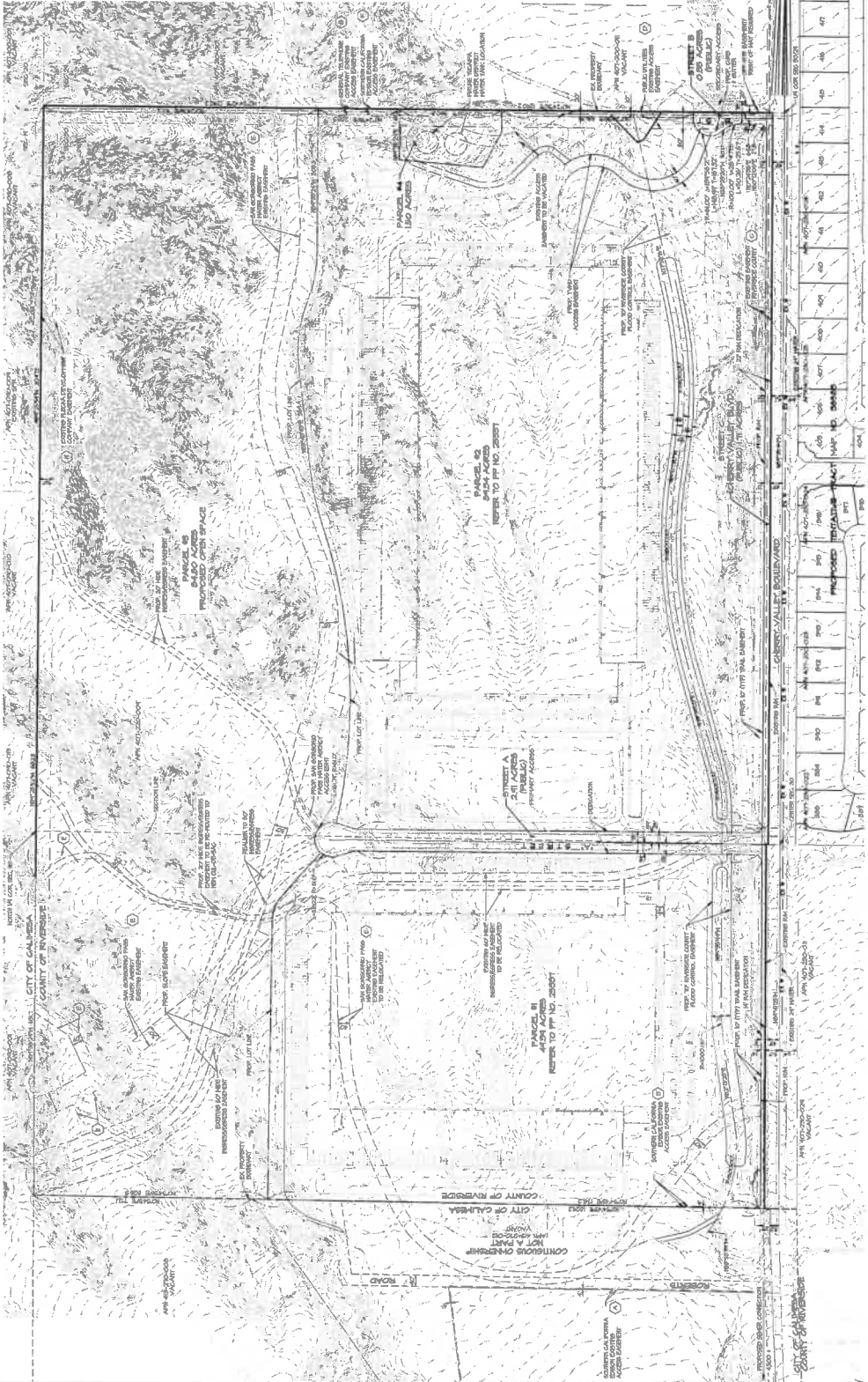
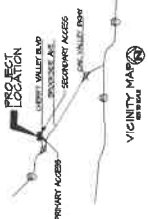
Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



REVISIONS: On October 7, 2020, the County of Riverside adopted a new General Plan. This provides for land use designations for unincorporated Riverside County. For more information, please visit the Riverside County Planning Department website at www.riversidecountyplanning.org or call (951) 955-3000 (Riverside County) or the Riverside County Planning Department at (951) 955-3000 (Riverside County).

SHOPOFF REALTY INVESTMENTS - SAN GORGONIO CROSSING TENTATIVE PARCEL MAP NO. 36564 IN THE COUNTY OF RIVERSIDE



- NOTES:**
1. THE PROJECT IS LOCATED WITHIN THE CITY OF SAN GORGONIO, CALIFORNIA.
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 30. THE PROJECT IS LOCATED WITHIN THE CITY OF SAN GORGONIO, CALIFORNIA.

NO.	DATE	REVISIONS

CONTRACTOR/ENGINEER
SANCOR INC. 3410 GARDNER AVENUE, SAN GORGONIO, CA 92583
TEL: (951) 341-1111 FAX: (951) 341-1112
WWW.SANCORINC.COM

COUNTY OF RIVERSIDE
SAN GORGONIO CROSSING
TENTATIVE PARCEL MAP NO. 36564
SCALE: 1" = 40'

OWNER/APPLICANT:
SHOPOFF REALTY INVESTMENTS
11000 VAN DYKE BLVD
SUNLAND, CA 91761

DESIGNER:
SANCOR INC.
3410 GARDNER AVENUE
SAN GORGONIO, CA 92583

ARCHITECT:
FROM ARCHITECTS
1000 N. VAN DYKE BLVD
SUNLAND, CA 91761

APN:
RVS020300000000000000

LAND USE / ZONING:
MEDIUM DENSITY RESIDENTIAL
RIVERSIDE COUNTY

ADDRESS:
11000 VAN DYKE BLVD
SUNLAND, CA 91761

UTILITY COMPANIES:
SOUTHERN CALIFORNIA GAS CO.
CALIFORNIA ELECTRIC CO.
SUNLAND WASTE WATER

PROJECT DESCRIPTION:
TENTATIVE PARCEL MAP FOR THE DEVELOPMENT OF 16.80 ACRES OF LAND IN SAN GORGONIO, CALIFORNIA. THE PROJECT WILL BE USED FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

LEGAL DESCRIPTION:
A CERTAIN PART OF THE SEQUENTIAL TRACT 11000 VAN DYKE BLVD, SUNLAND, CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 25007, DATED 11/20/07, AND CORRECTED PARCEL MAP NO. 31007, DATED 08/20/14.

PARCEL NOTES:
ALL RIGHTS RESERVED. THIS PARCEL MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR REPRESENTATION BY THE ENGINEER OR ARCHITECT.

DISCLAIMER:
THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY ARISING FROM THE USE OF THIS PARCEL MAP.

SCALE:
1" = 40'

DATE:
08/20/14

Stay of Time Environmental Determination

Project Case Number: PAR210008 – Stay of Time for PM36564
 Original E.A. Number: EA42179
 Original Approval Date: October 17, 2017
 Project Location: N/Cherry Valley Blvd; E/Interstate 15; W/Vineland St.

Project Description: Tract Map No. 32694 is a Schedule "E" subdivision of 230 gross acres into four (4) parcels, including two industrial buildings on approximately 140.23 acres and approximately 84.8 acres to remain as natural open space.

On October 17, 2017, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Kathleen Mitchell, Project Planner
 John Hildebrand, Planning Director

Date: 3/15/21

**Extension of Time Supplemental Information Form
Explanation of Request**

On behalf of Shopoff and the San Gorgonio Crossing Project (“Project”), we hereby request that the County of Riverside (“County”) approve a stay of the expiration date for Tentative Parcel Map No. 36564 due to the lawsuit filed by Petitioners Sierra Club and Cherry Valley Pass Acres and Neighbors and Cherry Valley Environmental Planning Group, pursuant to Cal. Govt. Code Section 66463.5(e) and Riverside County Municipal Code Section 16.12.240(G).

The County initially certified the Final Environmental Impact Report (“Final EIR”) and approved the Project on October 24, 2017. Petitioners subsequently filed a lawsuit challenging the Project approvals on November 21, 2017 (CASE NO. RIC 1722026). On March 6, 2019, the Superior Court entered judgment partially granting and partially denying Petitioners’ lawsuit, and issued a Peremptory Writ of Mandate (“Writ”) directing the County to conduct further analysis as to two portions of the Final EIR. The County Board of Supervisors unanimously approved certification of a Supplemental EIR addressing the court’s order on May 19, 2020. And on July 7, 2020, the Superior Court affirmed the County’s supplemental analysis and discharged the Writ.

Based on the above, we respectfully request that the County toll the expiration date of the tentative parcel map commencing on the date Petitioners filed the lawsuit on November 21, 2017 and ending on the date the court discharged the Writ on July 7, 2020.



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

Juan C. Perez
Agency Director



03/15/21, 9:35 am

PAR210008

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PAR210008. 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 (PAR210008) 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 - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance (cont.)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 **0010-BS-Grade-MAP - DRNAGE & TERRACING (cont.)**

BS-Grade. 3 **0010-BS-Grade-MAP - DRNAGE & TERRACING**

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

BS-Grade. 4 **0010-BS-Grade-MAP - DUST CONTROL**

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

BS-Grade. 5 **0010-BS-Grade-MAP - EROS CNTRL PROTECT**

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

BS-Grade. 6 **0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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

BS-Grade. 7 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

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

BS-Grade. 8 **0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

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

BS-Grade. 9 **0010-BS-Grade-MAP - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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. 10 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 regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 11 0010-BS-Grade-MAP - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 12 0010-BS-Grade-MAP - SLOPE SETBACKS

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

BS-Grade. 13 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

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

E Health

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 **0010-E Health-USE - ECP COMMENTS (cont.)**

E Health. 1 **0010-E Health-USE - ECP COMMENTS**

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 **0010-E Health-USE - SEE PP25337 COAS**

Please see PP25337 for additional conditions of approval since the review of this parcel map was done in conjunction with the review of PP25337.

E Health. 3 **0010-E Health-USE - WATER AND SEWER SERVICE**

PM36564 is proposing potable water service and sanitary sewer service from Yucaipa Valley Water District (YVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 **0010-Fire-MAP* -#16-HYDRANT/SPACING**

A combination of on-site and off-site super fire hydrants (6"x4"x2½"x2½") on a looped system shall be located not less than 25 feet or more from any portion of the building.

Flood

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

Flood. 1 **0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 36564 is a proposal for a Schedule "E" subdivision of a 246.5-acre site in the Cherry Valley area.

The site is located on the north side of Cherry Valley Boulevard between Interstate 10 and Union Street. This project is being processed concurrently with Plot Plan (PP) 25337, which is a proposal for an industrial distribution facility consisting of two large industrial buildings on the same site, and Change of Zone 07799, which is a proposal to change the current land-use zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The District has previously reviewed this tentative proposal and provided comments as Fast Track 2008 - 24.

A watercourse with a tributary drainage area of approximately 685 acres traverses the southerly portion of the site. The delineated 100-year floodplain limits for this watercourse are shown on the Awareness Maps prepared by the Department of Water Resources and listed in County Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

A drainage system consisting of two reinforced concrete boxes and a concrete trapezoidal channel is proposed with the concurrent project PP25337 to collect and contain these flows. In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis that reflects the modification of the current effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. The final map shall not be issued until all necessary documentation to amend the Special Flood Hazard Area has been approved by FPM.

Two other large watercourses with tributary drainage areas

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

of approximately 245 acres and 70 acres impact the northerly portion of the site. A proposed drainage plan for the concurrent project PP25337 will collect and convey the stormwater runoff from both of these watercourses in order to protect the proposed buildings within PP25337.

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The proposed drainage facility inlet is near the project boundaries may cause ponding on adjacent properties while the drainage facility outlet is near the project boundary and discharges concentrated and potentially erosive flows onto the adjacent downstream property owner(s). Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. A copy of the drainage letter (s) and/or recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map for the project. Alternatively, the project may be redesigned to eliminate the need for such letter(s) and /or easement(s).

Flood. 2 0010-Flood-MAP MAJOR FACILITIES

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Flood. 3 0010-Flood-MAP ORD 458 SP FLOOD HAZ AREA

A portion of the proposed project is located in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) that is listed in County Ordinance 458 Section 5.d. and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcfflood.org>.

Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 3 **0010-Flood-MAP ORD 458 SP FLOOD HAZ AREA (cont.)**

issuance of grading permits. This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

Flood. 4 **0010-Flood-MAP WATERS OF THE US (NO FEMA)**

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

Planning

Planning. 1 **0010-Planning-MAP - 3RD & 5TH DIST DSGN STDS**

The land divider shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE," adopted by the Board of Supervisors, July 17, 2001.

Planning. 2 **0010-Planning-MAP - FEES FOR REVIEW**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 **0010-Planning-MAP - FEES FOR REVIEW (cont.)**

appropriate fee, as listed in county 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. 3 **0010-Planning-MAP - FINAL MAP PREPARER**

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

Planning. 4 **0010-Planning-MAP - GEO01442**

County Geologic Report (GEO) No. 1442, submitted for this project (PP25337 and PM36564), was prepared by Neblett & Associates, Inc. and is entitled: "Fault Investigation, Tentative Tract No. 30545, GEO No. 1442, Cherry Valley Area, County of Riverside, California", dated September 22, 2008. In addition, the following reports were submitted for this GEO:

C.H.J. Incorporated, August 3, 2005, "Subsurface Investigation of Faulting, Cherry Valley Gateway project, Tentative Tract No. 30545, Northeast of Cherry Valley Boulevard and Interstate 10, Cherry Valley Area, Riverside County, California".

C.H.J. Incorporated, September 15, 2006, "Update to Subsurface Investigation of Faulting, Cherry Valley Gateway Project, 244+/- Acres Northeast of Cherry Valley Boulevard and Interstate 10, Cherry Valley Area, Riverside County, California".

Neblett & Associates, Inc., "Response to Review Comments by Riverside County, TLMA-Planning Regarding the I-10 Gateway Job Center Project, Parcel Map No. 36093, Cherry Valley Area, County of Riverside, California GEO No. 1442.

Ginter & Associates, Inc., June 26, 2012, "Updated Consultant of Record for the I-10 Gateway Job Center, Tentative Tract May (sic) No. 34863, Cherry Valley Area, County of Riverside, California Geo No. 1442"

Ginter & Associates, Inc., January 7, 2013, "Grading Plan Review, Parcel Map No. 36093, I-10 Gateway Job Center, Cherry Valley Area, County of Riverside, California"

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-MAP - GEO01442 (cont.)

Ginter & Associates, Inc., June 3, 2013, "Response to Review Comments by Riverside County, TLMA-Planning, Regarding the I-10 Gateway Job Center, Project Parcel Map No. 36093, County of Riverside, California"

These documents are herein incorporated as a part of GEO01442.

GEO01442 concluded:

1. Two main faults, the north and south branches of the Cherry Valley Fault Zone have been mapped on the site. Though these two main breaks help define the zone, lineaments and geomorphic evidence suggest a zone of faulting and deformation associate with these faults may be as wide as 500-700 feet.
2. There is no direct evidence to designate the South Branch and the North Branch of the Cherry Valley fault, and any possible faults northeast (within the property limit) of the South Branch of the Cherry Valley fault, as inactive.
3. There is relatively strong geomorphic and topographic evidence that indicate that the Cherry Valley fault is potentially active.
4. Fault investigations have successfully located the South Branch of the Cherry Valley Fault Zone onsite.
5. The potential for surface fault rupture of the South Branch of the Cherry Valley Fault that affects the proposed development is considered remote.
6. The potential for liquefaction is low.
7. There is a mild to high potential for hydroconsolidation.
8. Some settlement is expected to occur due to seismic activity (ground shaking), loading from compacted fill placement, and loading from proposed structures.
9. No landslides of other evidence of gross slope

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - GEO01442 (cont.)

instability were observed during the investigations onsite.

10.Stability of slopes within the San Timoteo Formation is generally considered moderately to locally poor.

11.Loose surficial soils mantle the natural slopes within the proposed sphere of development which are prone to erosion resulting in shallow surficial failures and debris flow.

12.Two relatively broad drainage channels that trend southwesterly towards the western portion of the development site, and an east-west to southwest trending drainage channel in the northeast portion of the site, have the potential for water surface flows and debris flows.

13.The results of slope stability analysis for the largest engineered fill slope and the largest cut slope in older alluvium indicate that the proposed slopes will provide factors of safety greater than 1.5 and 1.1 under static and pseudostatic conditions, respectively. Surficial stability conditions also meet the required minimum safety factor of 1.5.

GEO01442 recommended:

1.A setback for the South Branch and "Recommended Restricted Use Zone" from the South Branch extending to the north and northeast property line.

2.A structural setback of 50 feet south of and 100 feet north of the South Branch.

3.To mitigate hydroconsolidation; complete removal of the younger alluvium approximately 20 ft. in depth and replacement with compacted engineered fill to the design grades.

4.Positioning of settlement monuments at strategic locations in the deeper fill areas and monitoring on a regular basis until the primary settlement has stabilized.

5.A stabilization fill prism for the cut slope as shown on

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **0010-Planning-MAP - GEO01442 (cont.)**

Figure 4 of the Ginter & Associates, Inc. January 7, 2013 report.

6.The installation of debris basins, protective berms, brow ditches and interceptor swales to protect the slopes and control surface drainage will help mitigate the potential erosion and debris flow during storm events.

GEO No. 1442 satisfies the requirement for a geotechnical study for Planning/CEQA purposes. GEO No. 1442 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 5 **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 **0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)**

consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 6 **0010-Planning-MAP - ORD NO. 659 (DIF)**

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 construction of facilities 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.

The fee shall be paid for each building unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 7 **0010-Planning-MAP - PDA04786**

County Archaeological Report (PDA) No. 04786 submitted for this project (GPA01079, CZ07799, PM36564, PP25337) was prepared by Michael Dice of Michael Brandman and Associates and is entitled: "Phase I Cultural Resource Assessment I-10 Gateway Center GPA01079, CZ07799, PM36564, PP25337, Community of Cherry Valley, Riverside County, California", dated April 11, 2013.

PDA04786 concluded the following: The results of the cultural resource record search indicate that no previously recorded cultural resources are located on the property. The survey showed no cultural resources. Review of the whole of the data suggests that the potential for impacting buried prehistoric cultural resources during project-related earthmoving is "low" and the potential for impacting buried historic-era resources is none.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

(documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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. 11 0010-Planning-MAP- MAP ACT COMPLIANCE

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

Planning. 12 0020-Planning-MAP- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 13 0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

0040-Planning-MAP - CONCEPTUAL PHASE GRADING (cont.)

grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 14

0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning-All

Planning-All. 1

0010-Planning-All-MAP - 90 DAYS TO PROTEST

The land divider 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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

of the approval or conditional approval of this project.

Planning-All. 2 0010-Planning-All-MAP - 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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE 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.

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36564 shall be henceforth defined as

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS (cont.)

follows:

TENTATIVE MAP = Tentative Parcel Map No. 36564, EXHIBIT A October 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

PLOT PLAN = Plot Plan No. 25337

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION

PARCEL MAP NO. 36564 proposes to subdivide 229 gross acres into four parcels.

Planning-EPD

Planning-EPD. 1 0020-Planning-EPD-EPD - ANNUAL MITIGATION REPORT

Begining 12 months from the date on which the HMMP is approved and continuing annually for a minimum of 5 years, a qualified biologist who holds an MOU with the County of Riverside shall provide an annual Mitigation Report for the Riparian/Riverine habitat created on-site as specified in the HMMP that is approved prior the issuance of grading permits.

The project proponent shall open an Hourly Rate Charge Account with the County in order for EPD to review annual reports and make any necessary site visits to confirm conditions.

Transportation

Transportation. 1 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. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 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. 4 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. 5 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 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**
Department.

Transportation. 6 **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.

Roberts Road (NS) at:
Cherry Valley Boulevard (EW)

I-10 Freeway Eastbound Ramps (NS) at:
Cherry Valley Boulevard (EW)

I-10 Freeway Westbound Ramps (NS) at:
Cherry Valley Boulevard (EW)

Calimesa Boulevard (NS) at:
Cherry Valley Boulevard (EW)

Project Access Driveway (NS) at:
Cherry Valley Boulevard (EW)

Street "A" (NS) at:
Cherry Valley Boulevard (EW)

Street "B" (NS) at:
Cherry Valley Boulevard (EW)

Union Street (NS) at:
Cherry Valley Boulevard (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP- TS/CONDITIONS (cont.)

Nancy Avenue (NS) at:
Cherry Valley Boulevard (EW)

Beaumont Avenue (NS) at:
Cherry Valley Boulevard (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.

Plan: PAR210008

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

050 - Fire. 3 0050-Fire-MAP-#47-SECONDARY ACCESS Not Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 4 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving

Plan: PAR210008

Parcel: 407220019

50. Prior To Map Recordation

Fire

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.) Not Satisfied

that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 6 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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 District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted

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50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied
to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-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.

050 - Flood. 3 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. 4 0050-Flood-MAP ORD 458 SP FLOOD HAZ AREA Not Satisfied
A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall

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50. Prior To Map Recordation

Flood

050 - Flood. 4 0050-Flood-MAP ORD 458 SP FLOOD HAZ AREA (cont.) Not Satisfied
not record until the above items and related improvement
plans are approved by the District.

050 - Flood. 5 0050-Flood-MAP PERP DRAINAGE PATTERNS Not Satisfied

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries may cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. Alternatively, the project may be redesigned to eliminate the need for such letters.

A copy of the recorded drainage easement(s) and/or drainage acceptance letter(s) shall be submitted to the District for review and approval prior to the recordation of the final map.

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 - CCOC FOR REMNDR PARCEL Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing

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50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - CCOC FOR REMNDR PARCEL (cont.) Not Satisfied
such a parcel shall not be permitted to record until the
Planning Department determines that the CCOC will be
suitable for recordation within sixty (60) days of the
recordation of the FINAL MAP.

050 - Planning. 2 0050-Planning-MAP - COMPLETE EASEMENTS Not Satisfied
Add all easements to the final map. If the existing access
easements do not provide access to the parcels, provide
access to the Parcels with existing homes to the north
(apns 407-090-015 and 407-090-010). Easements shall be
granted to provide and maintain existing access to these
parcels.

050 - Planning. 3 0050-Planning-MAP - ECS FAULT SETBACK Not Satisfied
Prior to map recordation, an Environmental Constraints
Sheet (ECS) showing the location of all active fault(s) and
all recommended fault setbacks for human occupancy
structures shall be submitted for review and approval to
the County Engineering Geologist. The following
environmental constraints information and notes shall be
placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use
Zones" per GEO01442) shall be delineated on the ECS as
approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County
Geologic Report (GEO) No. 1442 was prepared for this
project by Neblett and Associates, et al. Fault rupture
hazard was identified as a potential geologic hazard on
this property. Structures for human occupancy shall not be
allowed in the fault hazard area within the recommended
fault setbacks ("Restricted-Use Zones") established in
GEO01442, and as shown on this Environmental Constraints
Sheet, the original of which is on file at the office of
the Riverside County Surveyor."

050 - Planning. 4 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."

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50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont. Not Satisfied

050 - Planning. 5 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. 6 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. 7 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. 8 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. 9 0050-Planning-MAP- ACCESS EASEMENTS Not Satisfied

Note and delineate all easements on the final map. If the existing access easements do not provide access to the parcels identified as APNS 407-090-015 and 407-090-010, applicant shall provide easements or other sufficient legal interest to provide and maintain access to those parcels.

050 - Planning. 10 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied

An offer of dedication to the City of Calimesa or County of Riverside for a regional trail shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 11 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1079 and Change of Zone No. 7799 have been approved and

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50. Prior To Map Recordation

Planning

050 - Planning. 11 0050-Planning-MAP- REQUIRED APPLICATIONS (cont.) Not Satisfied
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 zones ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - ECS Not Satisfied
Prior to recordation of the final map an Environmental Constrainits Sheet shall be prepared.
The constrained areas shall conform to the areas identified as Yucaipa Onion Location and 100 foot buffer on Figure 6 of the Report entitled San Gorgonio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis, Dated July 16, 2015 and written by Helix Environmental Planning. The Yucaipa Onion Area shall be identified as "Sensitive Plant Area"

The constrained areas shall also include all Riparian/Riverine habitat that shall not be impacted by proposed development project. The constrained Riparian/Riverine Habitat shall conform to areas identified as Streambed on Figure 7 of the document entitled "San Gorgonio Crossings Determination of Biologically Equivalent or Superior Preservation," Dated January 28, 2016 and written by Helix Environmental Planning. The Riparian/Riverine Areas shall be identified as "MSHCP Riparian/Riverine"

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Cherry Valley Boulevard and so noted on the final map with the exception of one 40' wide access driveway along the westerly property line.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

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50. Prior To Map Recordation

Survey

050 - Survey. 2 0050-Survey-MAP - EASEMENT (cont.) Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 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:

- (1) Landscaping along Cherry Valley Boulevard, street "A", and street "B".
- (2) Streetlights.
- (3) Traffic signals located on Cherry Valley Boulevard at intersection of street "A".
- (4) 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 - CONSTRUCT RAMP Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP (cont.) 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. 3 0050-Transportation-MAP - CORNER CUT-BACK I/SUR Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 4 0050-Transportation-MAP - DEDICATION Not Satisfied
Streets "A" and "B" are designated Industrial Collector (Public Road) and shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111, (56'/78')

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied
Cherry Valley Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 66 foot AC pavement (43' AC pavement on the project side and 23' AC pavement on the other side of the centerline), 8" concrete curb and gutter (project side), 8" raised curbed landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 90' minimum part-width dedicated right-of-way (64' on the project side and 26' minimum on the other side of centerline) in accordance with County Standard No. 92, Ordinance 461.

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway on the project side.

2. An 18' raised curbed landscaped median shall be constructed at the center line.

3. Driveway shall be constructed in accordance with Standard No. 207 A, Ordinance 461.

4. Construct transition AC pavement for acceleration and deceleration lane to the east and west project boundary as directed by the Director of Transportation.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - EXISTING MAINTAINED (cont.) Not Satisfied

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 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 - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 9 0050-Transportation-MAP - MM TRAN-1a Not Satisfied

MM TRAN-1a

(a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard, the project applicant shall pay the project's fair share toward the construction of such improvements. The traffic impact report determined the project's contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at I-10 westbound ramps/Cherry Valley Boulevard. The County shall determine whether a fair share program exists at the time the applicant submits

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - MM TRAN-1a (cont.) Not Satisfied
for building permits and, if one does exist, the
payment shall be made as determined in the applicable
fee program.

(b) If a fair share contribution program has not been established at the time the applicant submits for building permits as determined by the County, and provided that both Caltrans and the City of Calimesa authorize construction within their respective jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following interim improvements prior to the issuance of final occupancy permits:

- (i) install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard,
- (ii) restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge,
- (iii) add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard, and
- (iv) add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard.

The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa and Caltrans authorize construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1b(b) below are required to be constructed.

050 - Transportation. 10 0050-Transportation-MAP - MM TRAN-1b Not Satisfied
MM TRAN-1b

(a) Prior to the issuance of building permits, and provided that a fair share contribution program has been

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - MM TRAN-1b (cont.)

Not Satisfied

established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard intersection improvements for this intersection. The project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The traffic impact report determined the project's contribution to the impact is 11.7 percent. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.

(b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that the City of Calimesa authorizes construction within its jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following improvements prior to the issuance of final occupancy permits:

- (i) realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and
- (ii) construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard.

The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa authorizes construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1a(b) above are required to be constructed.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - MM TRAN-1b (cont.) Not Satisfied

050 - Transportation. 11 0050-Transportation-MAP - MM TRANS-1c Not Satisfied

MM TRAN-1c

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.

I-10 Eastbound Ramps/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct a westbound left turn lane.
- _ Construct a southbound right turn lane.
- _ Modify the intersection to provide free flow movement for the southbound right turn lane.
- _ Construct a second eastbound through lane.
- _ Construct an eastbound right turn lane.
- _ Construct a second westbound through lane.

I-10 Westbound Ramps/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct an eastbound left turn lane.
- _ Construct a westbound right turn lane.
- _ Construct a northbound left turn lane.
- _ Construct a second eastbound left turn lane.
- _ Construct a second eastbound through turn lane.
- _ Construct a second westbound through lane.
- _ Construct a westbound right turn lane.

Calimesa Boulevard/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct an eastbound left turn lane.
- _ Construct a second eastbound through lane.
- _ Construct a southbound right turn lane.
- _ Construct a westbound right turn lane.
- _ Construct a second westbound through lane.
- _ Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane.

Street 2/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct a westbound left turn lane.
- _ Construct a second eastbound through lane.
- _ Construct a second westbound through lane.
- _ Construct a southbound left turn lane.
- _ Construct a southbound right turn lane.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 0050-Transportation-MAP - MM TRANS-1c (cont.) Not Satisfied

- _ Construct a northbound left turn lane.
- _ Construct a northbound through lane.

Union Street/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct a northbound left turn lane.
- _ Construct a southbound left turn lane.
- _ Construct an eastbound left turn lane.
- _ Construct a second eastbound through lane.
- _ Construct a westbound left turn lane.
- _ Construct a second westbound through lane.

Nancy Street/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct an eastbound left turn lane.
- _ Construct a second eastbound through lane.
- _ Construct a westbound left turn lane.
- _ Construct a second eastbound through lane.

Beaumont Avenue/Cherry Valley Boulevard

- _ Construct a second eastbound through lane.
- _ Construct a second westbound through lane.
- _ Modify traffic signal in order to provide overlap phasing for the EB right turn lane.

Future Beckwith Avenue/Cherry Valley Boulevard

- _ Install a traffic signal.
- _ Construct a southbound left turn lane.
- _ Construct an eastbound left turn lane.
- _ Construct a second eastbound through lane.
- _ Construct a second westbound through lane.
- _ Construct a westbound right turn lane.

The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.

050 - Transportation. 12 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. 13 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 0050-Transportation-MAP - SOILS 2 (cont.) Not Satisfied
pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 14 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. 15 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 not eligible for fee credit:
Project Central Access (NS) at
Cherry Valley Boulevard (EW)
I-10 Freeway (NS) at Eastbound Ramps (EW)
I-10 Freeway (NS) at Westbound Ramps (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.

050 - Transportation. 16 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied
The intersection of Street "A" (NS) at Cherry Valley Boulevard (EW) shall be signalized and 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
NOTE: The eastbound left-turn lane shall provide a minimum of 250' of storage. Additional storage may be required based upon the operating conditions of the building tenants. In the event the left-turn lane does not provide sufficient queuing, the project proponent shall increase the left-turn pocket length.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied

The intersection of Project Access Driveway (NS) at Cherry Valley Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane - stop controlled

Eastbound: one through lane

Westbound: one through lane, one right-turn lane

NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn restriction.

The intersection of Street "B" (NS) at Cherry Valley Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane - stop controlled

Eastbound: one through lane

Westbound: one shared through lane/right-turn lane

NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median 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.

050 - Transportation. 17 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied
each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - 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 - FAULT LOCATIONS Not Satisfied
Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

060 - BS-Grade. 4 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 6 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. 7 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT , FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

060 - BS-Grade. 8 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. 9 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 10 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. 11 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. 12 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. 13 0060-BS-Grade-MAP - SLOPE STABIL'TY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 14 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 14 0060-BS-Grade-MAP - SWPPP REVIEW (cont.) 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. 15 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.

060 - BS-Grade. 16 0060-BS-Grade-MAP-CITY OF CALIMESA APPRVL Not Satisfied
Prior to the issuance of a grading permit, the applicant/ owner shall obtain any permits and/or clearances from the City of Calimesa for any proposed grading located within the City Limits.

Flood

060 - Flood. 1 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. 2 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. 3 0060-Flood-MAP ORD 458 SP FLOOD HAZ AREA Not Satisfied
A portion of the proposed project is located in a Special

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3 0060-Flood-MAP ORD 458 SP FLOOD HAZ AREA (cont.) Not Satisfied

Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

060 - Flood. 4 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.

Planning

060 - Planning. 1 0060-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. 2 0060-Planning-MAP - 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:

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2

0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)

Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
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. 3 0060-Planning-MAP- REFER TO PP25337 Not Satisfied
Refer to Conditions of approval for PP25337, all conditions of PP25337 apply.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - GRADING PLAN CHECK Not Satisfied

Prior the issuance of a grading permit EPD shall review the grading plan to insure that MSHCP/Jurisdictional Riparian/Riverine features that were not approved for impacts within the DBESP dated January 28, 2016 and Written by Helix Environmental. All Riparian/Riverine features that shall not be impacted will be clearly depicted and labeled on the grading plan to the satisfaction of EPD.

The grading plans will also be reviewed by EPD to ensure that no grading occurs in the Yucaipa Onion area as identified in the document titled "San Gorgonio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis," Dated July 16, 2015 and written by Helix Environmental Planning. The Yucaipa Onion area shall be clearly delineated and labeled on the grading plan to the satisfaction of EPD.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - RIP/RIV HMMP Not Satisfied

Prior to the issuance of a grading permit, a qualified biologist who holds an MOU with the County of Riverside shall submit a Habitat Mitigation and Management Plan (HMMP) which shall provide details regarding the onsite mitigation for impacts to MSHCP/Jurisdictional Riparian/Riveirne habitat. The HMMP shall provide details for the onsite creation of 2.22 acres of Riparian/Riverine habitat to compensate for impacts to 1.11 acres of Riparian/Riverine habitat at a 2:1 ratio as described in Section 7 Paragraph B of the docuemnt titled "San Gorgonio Crossings Determination of Biologically Equivalent or Superior Preservation Report," Dated January 28, 2016 and written by Helix Environmental Planning. The HMMP must at a minimum provide detailed contouring plans, a planting palette, estimates for

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - RIP/RIV HMMP (cont.) Not Satisfied
financial assurances, success criteria, maintenance and management plans and mechanisms for long term conservation of the created habitat. The HMMP shall provide a plan for monitoring and reporting for at least five years after the HMMP is approved.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - TEMPORARY FENCE Not Satisfied
Prior to the issuance of a grading permit the areas that are outside of the projects Impact areas as depicted on Figure 8 of the document titled "San Geronio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis," dated July 16, 2015 and written by Helix Environmental Planning, shall be temporarily fenced to ensure sensitive features are not disturbed during construction activities.

EPD shall conduct a site visit to confirm the installation and location of the fence.

Transportation

060 - Transportation. 1 0060-Transportation-MAP-SBMT/APPVD GRADING PLAN Not Satisfied
When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 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

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied
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."

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied
NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND
SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -
UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED
AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME
PARCEL(S).

E Health

080 - E Health. 1 0080-E Health-USE - WATER/SEWER WILL SERVE Not Satisfied
A "will-serve" letter from the appropriate water and sewer
company/district shall be submitted to the Department of
Environmental Health along with the filing fee in effect at
the time of submittal.

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS Not Satisfied
In the interest of Public Safety, the project shall provide
An Alternate or Secondary Access(s). Said Alternate or
Secondary Access(s) shall have concurrence and approval of
both the Transportation Department and the Riverside County
Fire Department. Alternate and/or Secondary Access(s) shall
be completed and inspected per the approved plans.

080 - Fire. 2 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied
Prior to the release of your installation, site prep and/or
building permits from Building and Safety. Written
certification from the appropriate water district that the
required fire hydrant(s) are either existing or that
financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire
hydrant and access to the property.

Plan: PAR210008

Parcel: 407220019

80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-#50B-HYDRANT SYSTEM (cont.) Not Satisfied

Planning

080 - Planning. 1 0080-Planning-MAP- PP25337 APPLIES Not Satisfied

All conditions from PP25337 apply. refer to Conditions of PP25337.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MBTA REPORT Not Satisfied

Prior to the issuance of any building permits the biologist who conducted the MBTA Nesting Bird surveys must submit a written report to EPD for review. The report must contain the results of the surveys and details regarding any mitigation measures that were carried out in order to avoid any take of MBTA covered species.

080 - Planning-EPD. 2 0080-Planning-EPD-MAP - MITIGATION BOND Not Satisfied

Prior to the issuance of any building permits the project proponent/owner shall deposit a bond with the County of Riverside with enough funds to cover the remaining Riparian/Riverine Habitat Creation mitigation activities including annual monitoring and maintenance. The financial assurances must be based upon the financial estimates disclosed in the HMMP that was approved prior the issuance of grading permits.

080 - Planning-EPD. 3 0080-Planning-EPD-MAP - RIP/RIV MITIGATION Not Satisfied

Prior to the issuance of any building permits a qualified biologist who holds an MOU with the County of Riverside shall provide documentation to prove that all grading, contouring and shaping and stabilization of the proposed on-site mitigation has been completed according to the HMMP that was submitted and approved prior to the issuance of grading permits.

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

Plan: PAR210008

Parcel: 407220019

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
following:

(1) Landscaping along Cherry Valley Boulevard, street
"A", and street "B".

(2) Streetlights.

(3) Traffic signals located on Cherry Valley Boulevard
at intersection of street "A".

(4) Street sweeping.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE
BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS
SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED
UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE
LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION Not Satisfied

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE
RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION
FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT
ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL
MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

Flood

090 - Flood. 1 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any
commercial lot within the map or phase within the recorded
map until the new drainage system is deemed substantially
complete by the District.

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

Plan: PAR210008

Parcel: 407220019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.)
completion of the following improvements:

Not Satisfied

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

Plan: PAR210008

Parcel: 407220019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

090 - Transportation. 2 0090-Transportation-MAP - ACCESS EASEMENT Not Satisfied

Necessary easements and right of entry shall be obtained for off-site construction for roadway grading and construction of drainage facilities as shown on the Tentative Parcel Map 36564.

090 - Transportation. 3 0090-Transportation-MAP - STREET LIGHTS 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 not eligible for fee credit:

- Project Central Access (NS) at
Cherry Valley Boulevard (EW)
- I-10 Freeway (NS) at Eastbound Ramps (EW)
- I-10 Freeway (NS) at Westbound Ramps (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. 5 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed

Plan: PAR210008

Parcel: 407220019

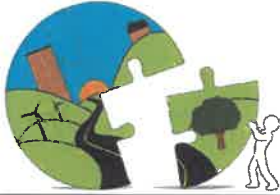
90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
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.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: March 24, 2021

PROPOSED PROJECT

Case Number(s): CZ1900018
CEQA Exempt 15061(b) (3) and 15317
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: First District
Project Planner: Rob Gonzalez
Project APN(s): 933-120-039 and 933-120-040

Applicant(s): WST Group USA INC

Representative(s): Ying Yang



 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900018 (CZ1900018) proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1), which would allow the site to be included in the Rancho California Agricultural Preserve No. 18, Map No. 354, and establish a Land Conservation Contract. The Project site is approximately 19.58 acres.

The application for this site to be entered into an Agricultural Preserve (APE190001) has been submitted and will be considered by the Board of Supervisors at a future hearing date. APE 190001 would be joined with the CZ1900018 application at a future Board of Supervisors meeting.

The above shall herein after be referred to as "the Project."

The site is located north of Buena Vista Road, south of Carancho Road, east of Los Gatos Road and west of el Calamar Road. The Project is within the Southwest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b) (3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900018, amending the zoning classification for the subject property from Rural Residential (R-R) to Light Agricultural (A-1), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in this staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau Policy Area
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM) (10 Acre Minimum)
East:	Rural Mountainous (RM) (10 Acre Minimum)
South:	Rural Mountainous (RM) (10 Acre Minimum)
West:	Rural Mountainous (RM) (10 Acre Minimum)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Light Agricultural (A-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Farm Land
Surrounding Uses	
North:	Vacant Land
South:	Farm Land
East:	Farm Land
West:	Single Family Residence and Farm Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential

Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate and Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Number 7228
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map
 Project site outlined in red.

PROJECT BACKGROUND AND ANALYSIS

Background:

The Project, Change of Zone No. 1900018 (CZ1900018), is a request to change the zoning classification of the Project site from Rural Residential (R-R) to Light Agriculture (A-1). Pursuant to Board of Supervisors Resolution No. 84-526 Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has agricultural zoning as defined in Ordinance No. 348, Section 21.3, or for which the applicant has filed a request for a change of zone to such zoning,

shall be included within the agricultural preserve. The Project site's existing zoning classification of Rural Residential (R-R) zone is not considered an agricultural zone pursuant to Ordinance No. 348, Section 21.3b; therefore, a change of zone application is being processed with the Agricultural Preserve Case. The proposed A-1 zone is an agricultural zone pursuant to Section 21.3b of Ordinance No. 348 and is consistent with the site's General Plan Foundation Component and land use designation of Rural Mountainous (RM).

"Agricultural preserve" or "preserve" means an area devoted to those agricultural or other uses allowed under the provisions of the Land Conservation Act of 1965, also known as the Williamson Act, and those compatible uses as designated and established by the Board after notice and hearing. The Williamson Act allows the County of Riverside to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value.

The proposed zone change will allow an existing agricultural preserve to include the Project site and establish the associated Land Conservation Contract. The property includes Prime and Unique Farmlands and is currently used to farm citrus fruit. The General Plan Rural (R) Foundation Component and land use designation provide policies to ensure that agricultural lands remain economically viable and that conflicts between agricultural and urban/suburban uses are minimized. The expansion of the preserve and the establishment of the Land Conservation Contract meets the intent of the Rural Mountainous (RM) land use designation. The A-1 zoning classification permits uses that are consistent with the RM land use designation. The expansion of the preserve will further conserve productive agricultural lands within the Southwest Area Plan.

Rancho California Agricultural Preserve No. 18

The Rancho California Agricultural Preserve No. 18 was established on February 3, 1976 by the Board of Supervisors with the adoption of Map No. 354 and consisted of approximately 841 acres. It has been amended since then and is currently approximately 1,052.82 acres. Approval of CZ1900018 and APE190001 will expand the Rancho California Agricultural Preserve No. 18 to 1,072.4 acres.

On June 26, 2019, APE190001 was presented to and was recommended for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). The entire Project's site is currently utilized for commercial crops harvesting of citrus fruit. CAPTAC has determined that irrigation water is available, and the site is suitable for commercial agricultural uses.

APE190001 will be considered solely by the Board of Supervisors. APE190001 is not under the review of the Planning Commission. Planning Commission's recommendation regarding CZ1900018 will be connected with APE190001 at a future Board of Supervisor's Public Hearing. Further technical findings of the Agricultural Preserve Enlargement will be documented within the Form 11 for the Board of Supervisors Hearing.

File No. Change of Zone No. 1900018 was submitted to the County on May 9, 2019. File No. Agricultural Preserve Case No. 190001 was submitted to the County on April 15, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project was reviewed to determine if the proposed activity is subject to the California Environmental Quality Act and it was determined to be exempt pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since it can be seen with certainty that there is no possibility that the activity in

question may have a significant effect on the environment. The Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The proposed zone of A-1 (Light Agriculture) is consistent with the Project site's existing Rural Mountainous land use designation and is required for the expansion of the Agricultural Preserve and Land Conservation Contract that is proposed by APE190001. There are several commercial uses that are permitted and conditionally permitted in the R-R zone that are not compatible with the agricultural preserve. The change of zone to A-1 zone would reduce the types of uses and intensity of projects that the property may be used for in the future; this would essentially downzone the property in terms. Additionally, inclusion in an Agricultural Preserve and Land Conservation Contract will further restrict development to uses that are suitable for the preserve pursuant to Ordinance No. 509. Commercial uses, such as golf courses and country clubs that are allowed in the A-1 zone will not be permitted and the site will remain used for agricultural purposes pursuant to the Williamson Act; thus, there is no possibility that the activity in question may have a significant effect on the environment. Regarding Resolution No. 84-526 Section 204's reference to the preparation of an environmental assessment for a change of zone request, it was determined that, in this case, an assessment would not be needed because the Project does not propose any changes to the existing environment, the use of the Project site will remain farmed with citrus trees, and the change of zone would allow the Project site to be included in an Agricultural Preserve which further limits the uses on this site. Any future development requiring a discretionary review will be subject to further CEQA review. Therefore, no further environmental review is required at this time.

The Project will be considered, along with APE190001 by the Board of Supervisors. California Environmental Quality Act (CEQA) Article 19 Categorical Exemption, Section 15317 provides an exemption from the CEQA process for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." The change of zone will allow the existing farmland to be included in the Rancho California Agricultural Preserve No. 18 and establish an associated Land Conservation Contract, and the change of zone merely facilitates the expansion of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to the APE190001. The existing use on the Project site does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. APE190001 would not result in a cumulative impact that overtime is significant, as the Project will ensure that the property will remain used for agricultural purposes in compliance with the Williamson Act; the Project does not have a significant effect on the environment due to unusual circumstances as there are no unusual circumstances with the agricultural preserve enlargement or land conservation contract; the Project is will not damage scenic resources as the citrus groves will remain an integral part of the agricultural landscape found in this region; the Project site does not include any hazardous waste sites that is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the Project site does not have any historic resources. Therefore, in accordance to Section 15317, APE190001 is exempt from the CEQA process and no exceptions apply.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Mountainous (RM). Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development and associated uses and governmental uses. The Rural Mountainous (RM) Land Use Designation allows one single-family residence is per every 10 acres.
2. The project site has a Zoning Classification of Rural Residential (R-R) with a Change of Zone request to change the Zoning Classification to Light Agriculture (A-1) on APN:933-120-039 and 933-120-040, which is consistent with the General Plan Land Use Designation of Rural: Rural Mountainous (RM). The project will amend the site's existing zoning from Rural Residential (R-R) to Light Agriculture (A-1). The proposed project would continue the existing use of agriculture of lemon and avocado trees, which is allowed in the Light Agriculture Zoning Classification. The Change of Zone from (R-R) to (A-1) is consistent with the current and intended use of agriculture.
3. The project site is comprised of farmland. The part of the project site is located within the Santa Rosa Plateau Policy Area within the Southwest Area Plan (SWAP). The intent of the policy area is to maintain the rural and natural character of the area and to address the long term stability of the Santa Rosa Plateau Ecological Reserve. Policy SWAP 5.1 allows properties to subdivide into five acre lots under specific criteria and policy SWAP 5.2 address lands within the reserve. The proposed project does not propose a subdivision nor is the project site within the reserve; therefore, the project does not conflict with these policies. The SWAP includes local land use policy SWAP 15.1 for Agricultural Preservation because agriculture continues to be an important component for many communities within this area plan. The citrus and avocado grove are viable agricultural products within SWAP. The project is consistent with SWAP 15.1, states, "Protect farmland and agricultural resources in the Southwest planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the Citrus/Vineyard Policy Area." The proposed project will allow the existing agricultural land to be included in an Agricultural Preserve and establish the associated Land Conservation Contract, this is consistent with land use development pattern in the Santa Rosa Plateau Area within the Southwest Area Plan; the project also adheres to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements, and a Land Conservation Contract.
4. The project site has a Zoning Classification of Rural Residential (R-R). The Rural Residential (R-R) zoning generally permits single family dwellings, limited grazing and raising livestock keeping uses, and allows a range of other uses with the approval of a land use permit. The proposed zoning classification is Light Agriculture (A-1), which is consistent with the General Plan Land Use Designation of Rural: Rural Mountainous (RM) and, is an agricultural zone pursuant to the Ordinance No. 348, Section 21.3b., Zones A-1, A-P, A-2, A-D, C/V, WC-W, WC-WE, WC-E. The Light Agriculture (A-1) Zoning Classification generally permits one-family dwellings, light agriculture, animal husbandry, farm animals, and allows a range of other uses with the approval of a land use permit. The property will plant citrus trees throughout the site, which is a permitted use within the Light Agriculture zone.

Entitlement Findings:

The proposed change of zone will be fully consistent with the General Plan. As detailed above in the Land Use Findings, the CZ1900018 is a proposal to change the subject property Zoning Classification of Rural Residential (R-R) to Light Agricultural (A-1) in order to include the Project site into the Agricultural

Preserve. The approval of CZ1900018 (and, ultimately, APE190001) will facilitate the enlargement and expansion of Rancho California Agricultural Preserve No. 18. The Foundation Component and land use designation have been established to help conserve productive agricultural lands within the County of Riverside. The Rural Mountainous (RM) land use designation include a range of intended uses including agricultural uses. Therefore, the proposed A-1 zoning classification is consistent with the General Plan, including the RM Land Use Designation to allow agricultural uses. The Project site totals 19.58 acres and exceeds the minimum lot size of the A-1 Zone requirement of 20,000 square feet. The Project site also exceeds the A-1 Zone minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. For APN 933-120-039 the average width is 592.98 feet and the depth is 715.24 feet. For APN 933-120-040 the average width is 759.73 feet while the average depth is 592.58 feet.

Other Findings:

1. This Project is not within a City Sphere of Influence.
2. Since the Project is categorically exempt from CEQA, AB 52 notification is not required.
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 not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).
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). There are no buildings or light features on this site. All future development pursuant to the A-1 zone and compatible with the Agricultural Preserve would be conditioned to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located in cell number 7228 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). Since, the Project is for a change of zone and is not a part of a development plan, the applicant was allowed to go through a Habitat Acquisition and Negotiation Strategy (HANS) Lite Process. The HANS Lite process still includes a review by the Regional Conservation Authority (RCA) and goes through the Joint Project Review. However, once an implementing development project is submitted for review the habitat assessments and focused survey, along with a MSHCP Consistently Analysis would be required for review and approval by the EPD staff, before transmitting to the RCA for Joint Project Review (JPR) follow-up.

On January 3, 2020, the County provided a letter to the applicant stating that through the review of the HANS Lite application EPD staff determined that the MSHCP criteria does not describe conservation for this property. On April 21, 2020, the County provided a follow-up letter to the applicant stating that the HANS Lite application and the County’s determination was sent to RCA and they concurred with the County that no conservation is described for this property. In addition, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and found it to be consistent with the MSHCP. It was noted in the letter that the applicant can proceed with their Change of Zone; however, a Full HANS would be required once an implementing project is proposed. (HAN190039)

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

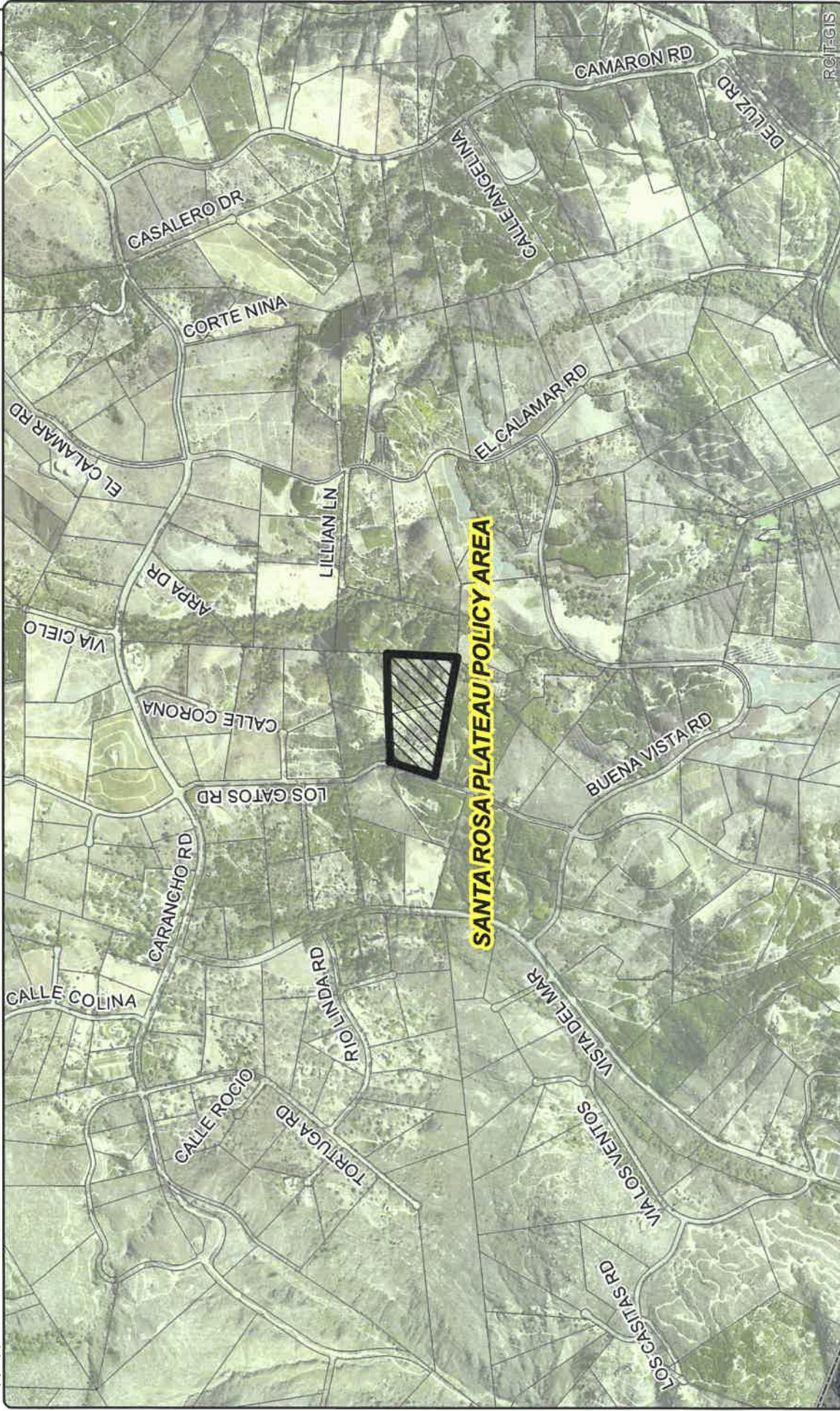
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from citizens who indicated support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900018 APE190001
VICINITY/POLICY AREAS

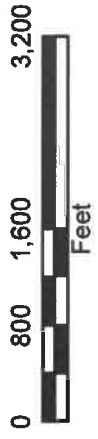
Supervisor: Jeffries
District 1

Date Drawn: 10/08/2019
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2000, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County areas. The new General Plan may contain different types of land use designations than those shown on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)255-3200 (Western County) or in Palm Desert at (760)865-9277 (Eastern County) or Website: <http://planning.rivco.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900018 APE190001

PROPOSED ZONING

Supervisor: Jeffries
District 1

Date Drawn: 10/08/2019
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900018 APE190001

Supervisor: Jeffries
District 1

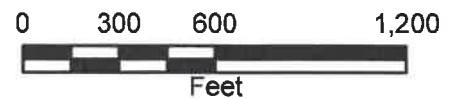
Date Drawn: 09/20/2019
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

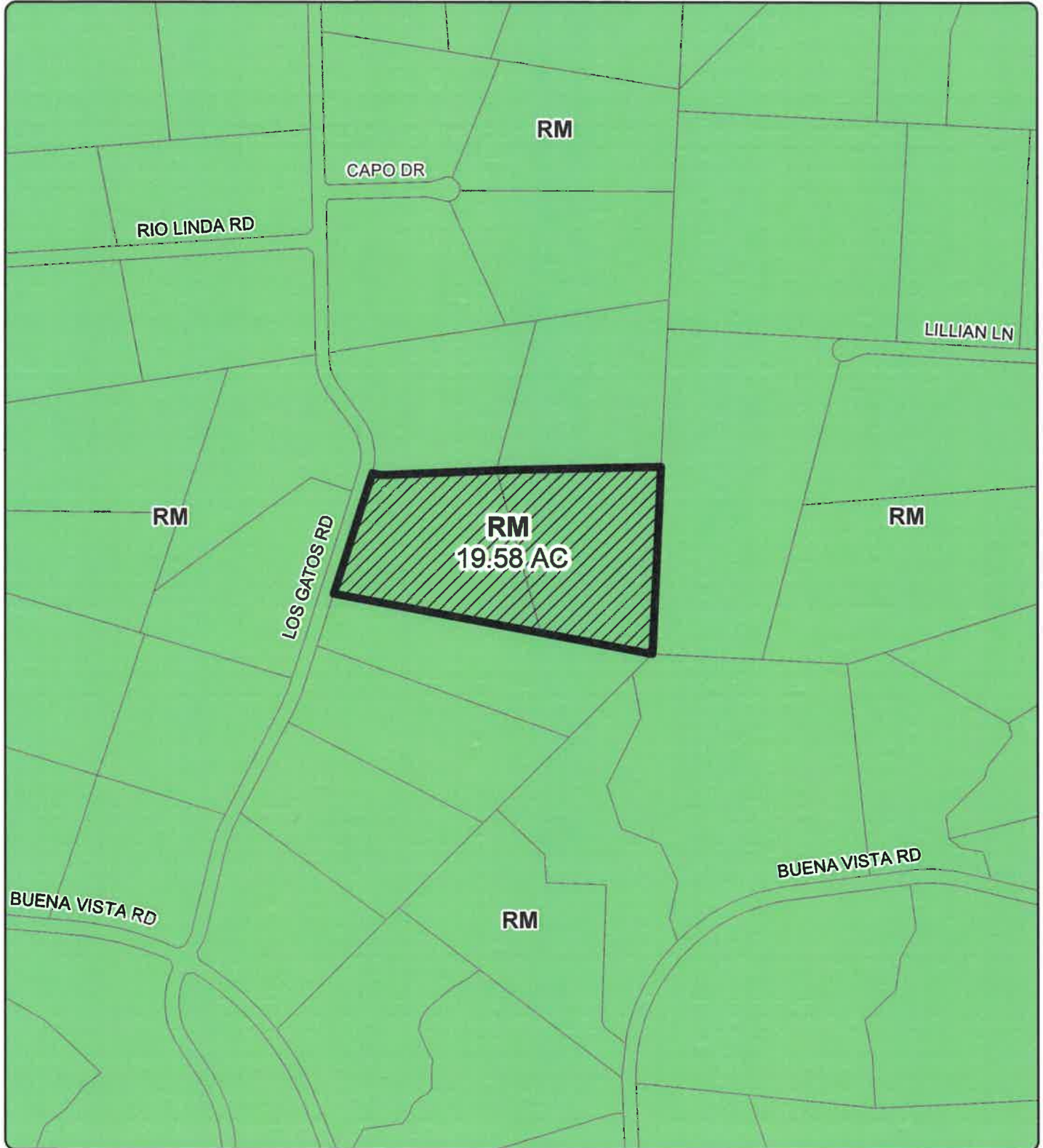
CZ1900018 APE190001

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

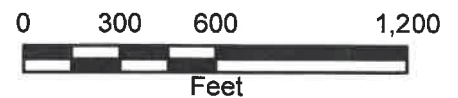
Date Drawn: 10/08/2019

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



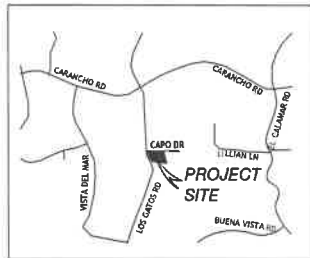
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

SEC. 15 T.8S. R. 4W. S.B.B. & M.

OWNER/APPLICANT

LEGAL DESCRIPTION:

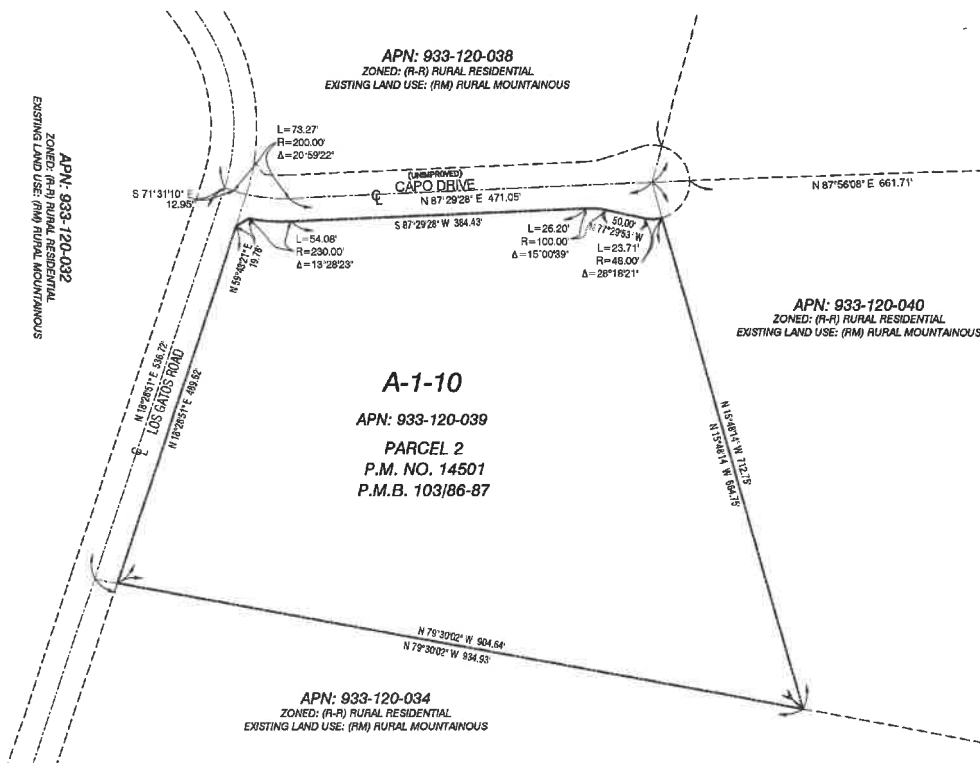
PARCEL 2 OF PARCEL MAP NO. 14501, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 103 OF PARCEL MAPS, PAGES 86 AND 87, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
N.T.S.

PREPARED BY:

DELTA SURVEYING & MAPPING
39305 SALINAS DR MURRIETA CA 92543
PHONE: 951-761-0158
EMAIL: DSMSURVEYOR@VERIZON.NET
PROJECT NO. 19085-2



PROJECT NOTES:

- TOTAL GROSS: 10.00 ACRES
- THOMAS BROS. MAPS PAGE 977 GRID: B2
PAGE/GRID
- FEMA 100 YEAR FLOOD ZONE: X
- THIS AREA IS WITHIN MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

UTILITY PURVEYORS:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
24487 PRIELIPP RD WILDOMAR CA 92595

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
527 N. SAN JACINTO ST HEMET CA 92543

WATER:
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PARKWAY RIVERSIDE CA 92518

LEGEND:

EXISTING ZONING: RURAL RESIDENTIAL

A-1-10 LIGHT AGRICULTURE

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN

CHANGE OF ZONE CASE NO. _____

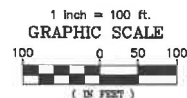
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE 348

SEPTEMBER 8, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO. 933-120-038





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 4, 2019

Dear Mr. Anthony Pico:
11009 Saragosa St.
Whittier, CA 90606

Re: Revised Map
ERP No. 1377
Assessor's Parcel Number: 933-060-022

The purpose of this letter is to document the review of the above-referenced property pursuant to the Expedited Review Process (ERP) for Single-Family Homes or Mobile Homes located within the criteria area established by the Western Riverside County Multiple Species Habitat conservation Plan (MSHCP).

The MSHCP requires that a building footprint area and any necessary access road(s)/driveway(s) be located on the "least sensitive portion" of your property. Based on the Environmental Programs Division (EPD) review of supplemental information, the least sensitive portion of your property has been revised as noted on the final map (attached), dated August 29, 2019. Your ERP review of this parcel is now complete.

You may proceed with obtaining a grading permit in order to construct a single-family home or an installation permit to install your mobile home. Please bring this letter and enclosed map with you to obtain your permits.

Sincerely,

PLANNING DEPARTMENT

John Hildebrand
Principal Planner

JH:vl

xc: Matthew Poonamallee , Ecological Resources Specialist
Aaron and Anthony Pico, Property Owners (anthony.pico@yahoo.com)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

January 3, 2020

Jie Qiang Wen & Yi Yang Wen
46950 Ave Tierra
Temecula, CA 92590

Dear Jie Qiang and Yi Yang:

RE: HANS (LITE) No. 190039
Assessor's Parcel Number(s): 933-120-039, -040

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS LITE) application for the subject property. The MSHCP criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). All HANS cases must be processed through JPR before being scheduled for public hearing. As a HANS LITE case, the habitat assessments and/or focused surveys in the attached checklist are not required to be completed prior to transmittal to the RCA. However future discretionary actions on the parcel(s) will be required to complete the full HANS process, including submittal of habitat assessments and/or focused surveys, JPR, and review by the California Department of Fish and Wildlife and the Federal Fish and Wildlife Service.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of \$1,500 to the RCA.¹ The RCA will contact you when the deposit for JPR is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Division at (951) 955-8632.

Sincerely,

PLANNING DEPARTMENT

Ken Baez
Principal Planner

KB

xc: Matthew Poonamallee, Ecological Resource Specialist II

¹Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2020

Yi Yang Wen
46950 Avenida Tierra
Temecula, CA 92590

Dear Yi Yang Wen:

RE: JPR Complete
Assessor's Parcel Number(s): 933-120-039, -040
EPD Case Number(s): HAN190039, CZ1900018

This letter is to inform you that the HANS Lite case for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated in the attached "RCA JPR Review", the RCA has concurred with the County that the project is not desired for Conservation under the MSHCP. The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have declined to comment on this HANS Lite.

You may now proceed with Planning Case Review.

If you have any questions or concerns, please contact Matthew Poonamallee with the Environmental Programs Division of the Planning Department at (951) 955-2706 or via email at mpoonama@rivco.org.

Sincerely,

PLANNING DEPARTMENT

Matthew Poonamallee
Ecological Resources Specialist II

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

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

**AGRICULTURAL PRESERVE ESTABLISHMENT/ENLARGEMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: WST Group USA Inc. Supv. Dist.: 1

Applicant's Address: 46950 Avenida Tierra, Temecula CA 92590 CAPTAC Date: 06.26.19

1. Planning Department

- A. Type of Application: _____ Establish x Enlarge (AG No. 190001)
- B. Acreage: 19.58 acres
- C. Cities within 1 mile: Not within 1 mile of a city
- D. Existing Zoning: Rural Residential (R-R)
- E. Existing Land Use: Agriculture: Lemons (19.58 ac)
- F. General Plan Land Use: Rural Mountainous (RM)
- G. General Location: North of Buena Vista Road, South of Carancho Road,
East of Los Gates, and West of el Carancho Road.
- H. Site APN or Leg. Desc. APNs: 933-120-039 and 933-120-040 ("Subject Site")

2. Agricultural Commissioner

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):

- B. Number and type of livestock: 0

3. Cooperative Extension

- A. Suitable commercial agricultural uses: Yes
- B. Availability of irrigation water: Yes
- C. Nuisance effects: None

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

B. Comparison of soil acreage (estimated):

C. Has a Soils Conservation Plan been prepared for this property? yes

D. Soils problems:

5. **Assessor**

A. Last annual assessed valuation: _____

B. Estimated annual assessed valuation: _____

C. Estimated differential: _____

D. Penalty fee (if applicable): _____

E. Assessor's parcel numbers, acreage and owner's names:

6. **County Counsel**

7. Committee recommendation on application: X Approval Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed enlargement of an agricultural preserve and request to enter into a land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the **Land Conservation Act of 1965** ("Williamson Act") and **Riverside County Resolution No. 84-526**, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

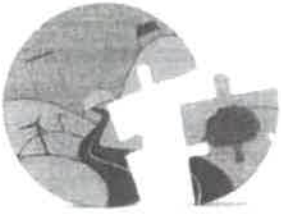
Based on a complete evaluation of the Request, CAPTAC was able make the nine necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve** the Request under Agricultural Preserve No. **180006**. CAPTAC affirmed this determination with a {vote} to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Present Zoning of lands proposed to be included in the preserve and surrounding land.**
The Subject Site is zoned Rural Residential (R-R). The properties that abut its north boundary is vacant land, to east, west and south boundaries is farmland. An application (CZ No. 1900018) has been filed requesting a change of zone for the Subject site to change the zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) 10 Arce Minimum, which is considered an "Agricultural Zone" by Ordinance No.348.

- II. **Present land use of land proposed to be included in the preserve and surrounding properties.**
The Subject Site is used for agricultural purposes and uses (see above: 1.E). The surrounding land appears to be open space, and irrigated farmland, according to aerial imagery.

- III. **Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.**
According to the petition to enlarge an agricultural preserve submitted by the land owner with AG Preserve Enlargement No. 190001, the current agricultural uses of the Subject Site includes commercial crops harvesting for lemon trees. Therefore, the entire property will be used for agricultural purposes.

- IV. **The agricultural commodities that may be grown on the property proposed to be included in the preserve taking into consideration the said type, water availability and other conditions that may affect the growing of crops.**
- V. The current agricultural uses of the Subject Site includes commercial crops harvesting for lemon trees. The existing and proposed agricultural uses are listed above in Section 1.E. by commodities with existing and proposed area. CAPTAC has determine that irrigation water is available, and the site is suitable for commercial agricultural uses.
- VI. **Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.**
Due to the rural nature of the area and the vast amounts of open space, the proposed agricultural use is not expected to create a public or private nuisance on surrounding lands.
- VII. **The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.**
TBD.
- VIII. **A list of cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.**
No cities are within one mile of the proposed boundary of the preserve.
- IX. **The existence of any historic or scenic value to the lands proposed to be included in the preserve.**
No historic or scenic value to the Subject Site is known or found in this evaluation. However, the Southwest Area Plan identifies Clinton Keith Road as a Mountain Arterial 2 Lane (110' ROW) and is not a County Eligible Scenic Highway, which is located approximately 4 miles from the Subject Site. The Subject Site is in proximity to the above Lane, however there are already existing crops and the use would not be change the scenic value.
- X. **The acreages of each land owner included in the application and total acreage.**
WST Group USA Inc.: total acreage is 19.58.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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: WST Group USA INC

Contact Person: ying yang E-Mail: ying yang 471@yahoo.com

Mailing Address: 46950 Avenida Tierra
Temecula CA 92590
City State ZIP

Daytime Phone No: (702) 839-8713 Fax No: _____

Engineer/Representative Name: ying yang

Contact Person: _____ E-Mail: _____

Mailing Address: same above
Street City State ZIP

Daytime Phone No: (____) _____ Fax No: _____

Property Owner Name: Jieqiang wen . Yiyang wen

Contact Person: ying yang E-Mail: ying yang 471@yahoo.com

Mailing Address: same above
Street City State ZIP

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

Desert Office · 11111 Central Expressway, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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.)

Jie qiang Wen
PRINTED NAME OF PROPERTY OWNER(S)

温捷强
SIGNATURE OF PROPERTY OWNER(S)

Yi yang Wen
PRINTED NAME OF PROPERTY OWNER(S)

温一阳
SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 933120039 , 933120040

Approximate Gross Acreage: 10 Acres each property

General location (nearby or cross streets): North of CII corona , South of

APPLICATION FOR CHANGE OF ZONE

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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Jie Qiang Wen
PRINTED NAME OF PROPERTY OWNER(S)

温捷强
SIGNATURE OF PROPERTY OWNER(S)

Yi Yang Wen
PRINTED NAME OF PROPERTY OWNER(S)

温一阳
SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 933120039 , 933120040

Approximate Gross Acreage: 10 Acres each property

General location (nearby or cross streets): North of CII corona, South of

APPLICATION FOR CHANGE OF ZONE

Carancho Road East of Los gatos, West of El Corana

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

change of zone from Rural Residential (R-R)
to light Agriculture (A-1)

Related cases filed in conjunction with this request:

APE 190001

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

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. 1900018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: WST Group USA, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 19.58 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 1900018 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for two (2) parcels on 19.58 acres – APN's: 933-120-039 and 933-120-040.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 24, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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: Rob Gonzalez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 19, 2020,

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

APN (s) or case numbers CZ1900018 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

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

TITLE: GIS Analyst

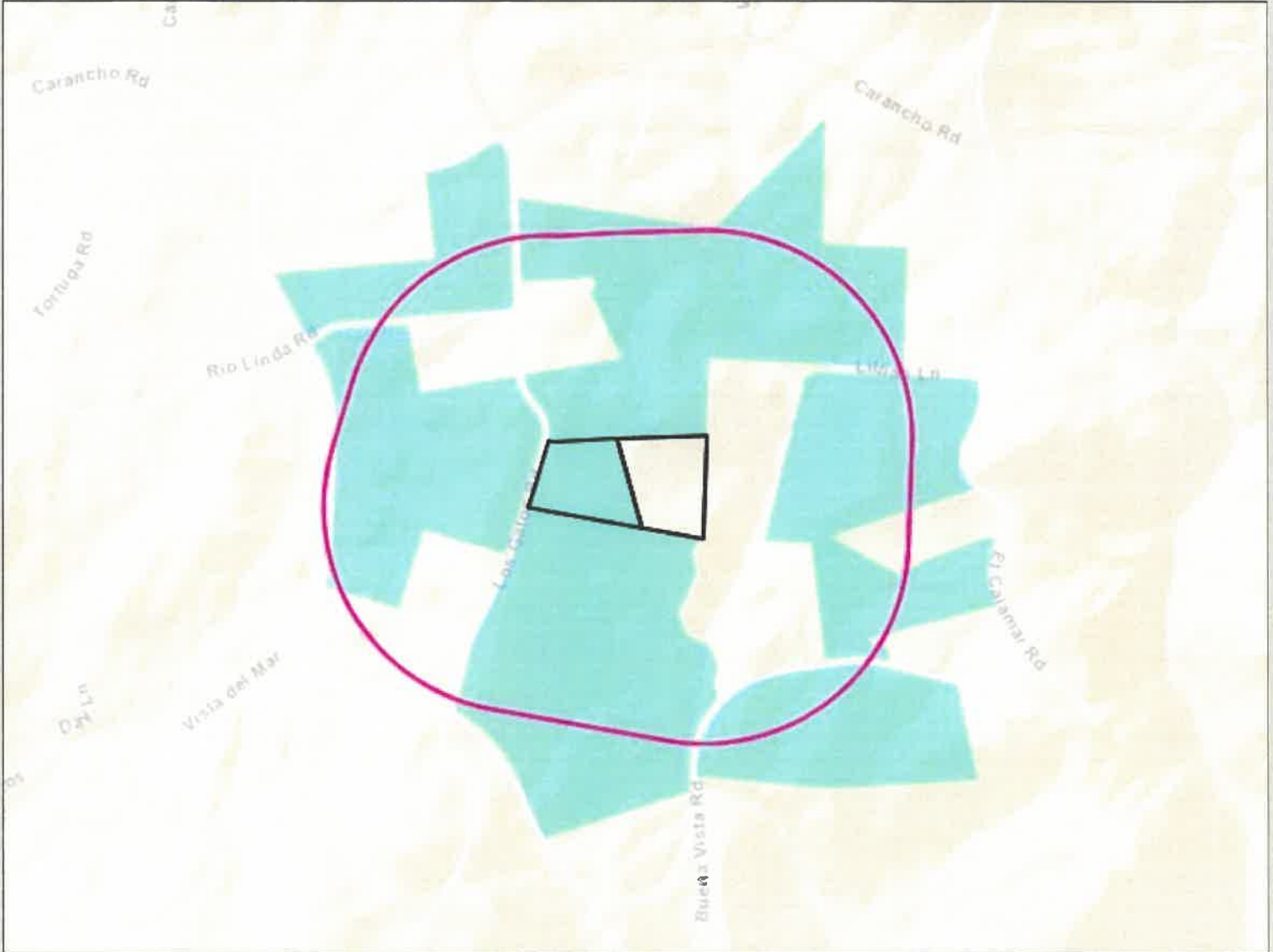
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CZ1900018 (1600 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... 10/19/2020 9:58:42 AM

© Riverside County RCIT

933070056
CHUMERI PROP
6081 ORANGE AVE
CYPRESS CA 90630

933070062
FLC LANDCO
28544 OLD TOWN FRONT 301
TEMECULA CA 92590

933070044
TAROPA INV
1525 N MAR VISTA AVE
PASADENA CA 91104

933070026
GARY J. FRANKHAUSER
P O BOX 9069
SAN DIEGO CA 92169

933120009
NY TRANSPORT
10191 REDWOOD AVE
FONTANA CA 92335

933120033
VERA A. FILIPIAN
1927 N EDMONT ST
LOS ANGELES CA 90027

933170047
EGGERING ROBERT JOHN
21158 BUENA VISTA RD
TEMECULA CA 92590

933120035
ZULFIQAR AHMED
811 GREENRIDGE DR
LA CANADA CA 91011

933120039
WST GROUP USA INC
24090 VALPARISO LN
TEMECULA CA 92590

933120038
KEVIN CONG
2908 LA MESA DR
HENDERSON NV 89014

933120048
JAMES K. REID
27475 YNEZ RD NO 409
TEMECULA CA 92591

933120049
SALVADOR ALVIZAR
13281 WOODLAND DR
TUSTIN CA 92780

933170048
SAMUEL DAVID HAZELIP
1132 PORTESUELLO AVE
SANTA BARBARA CA 93105

933120034
MARIA M. ARAGON
30384 SIERRA MADRE DR
TEMECULA CA 92591

933120041
ANDRE HUMPHREY
424 E MACALESTER PL
CLAREMONT CA 91711

933120046
AGRISPECT FARMS NO 7
P O BOX 793
TEMECULA CA 92589

933070020
DAVID W. FRENCH
44130 ARPA DR
TEMECULA CA 92590

933070055
MELEMELE GROVES
PO BOX 2868
KAILUA KONA HI 96745

933070061
JOHN S. THOE
44420 VISTA DEL MAR
TEMECULA CA 92590

933070025
VOGEL CORP
PO BOX 86088
LOS ANGELES CA 90086

933070063
KENNETH C. MACK
44460 VISTA DEL MAR
TEMECULA CA 92590

933120016
CHARLES C. LEE
44952 VISTA DEL MAR
TEMECULA CA 92590

933120028
WILLIAM M. TEKUNOFF
963 E CLOVEFIELD
GILBERT AZ 85298

933120029
LAWRENCE W. LIN
18132 SIENA DR
LAKE OSWEGO OR 97034

933120032
BRYAN D. JOHNSON
31331 ANDRES PICO RD
SAN JUAN CAPO CA 92675

933120036
ROBERT J. KULWICKI
44880 LOS GATOS RD
TEMECULA CA 92592

933120043
WILLIAM H. VOGEL
604 W 37TH ST
SAN PEDRO CA 90731

933120044
MATTHEW T. HAND
2032 CUMBRE CT
CARLSBAD CA 92009

933120050
EUGENE BIANCHI
44500 VISTA DEL MAR
TEMECULA CA 92590

933070057
MCMILLAN TRUST DATED 11/09/2005
29379 RANCHO CALIFORNIA RD # 201
TEMECULA CA 92591

933120037
MIGUEL DALTON
24361 PEACOCK ST
LAKE FOREST CA 92630

933120051
JAMES PAUL FREDETTE
44710 VISTA DEL MAR
TEMECULA CA 92590

Applicant and Owner – CZ1900018

WST Group USA Inc.
C/O Ying Yang
46950 Avenida Tierra
Temecula, CA 92590

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: CHANGE OF ZONE NO.1900018/APE190001

Project Location: North of Buena Vista Road, south of Carancho Road, east of los Gatos Road and west of el Calamar Road.

Project Description: The proposal to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for two parcels on 19.58 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: WST Group USA Inc , 46950 Avenida Tierra, Temecula CA 92590

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15061)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed Project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since the Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The Project will be considered, along with APE190001 by the Board which pursuant to CEQA Article 19, Categorical Exemption, Section 15317, is exempt for the establishment of an agricultural preserve and none of the exception pursuant to CEQA Section 15300.2 applies to the project. The change of zone merely facilitates the inclusion of an existing farmland into the Rancho California Agricultural Preserve No. 18 and help establish an associated Land Conservation Contract. The Project's site will continue to farm citrus fruits.

Rob Gonzalez (951) 955-9549
County Contact Person Phone Number

Signature Title Date
Urban Regional Planner 12/4/19

Received for Filing and Posting at OPR: _____
Please charge deposit fee case#: ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.


4 . 2

Planning Commission Hearing: March 24, 2021

PROPOSED PROJECT

Case Number(s): CZ1900019
CEQA Exempt 15061(b) (3) and 15317
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: First District
Project Planner: Rob Gonzalez
Project APN(s): 933-120-038

Applicant(s):
The Lin Hu Revocable Living Trust
Representative(s):
The Lin Hu Revocable Living Trust


 John Hildebrand
 Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900019 (CZ1900019) proposes to change the site’s zoning classification from Rural Residential (R-R) to Light Agriculture (A-1), which would allow the site to be included in the Rancho California Agricultural Preserve No. 19 and establish a Land Conservation Contract. The Project site is approximately 9.55 acres.

The application for this site to be entered into an Agricultural Preserve (APE180007) has been submitted and will be considered by the Boards of Supervisors at a future hearing date. APE180007 would be joined with CZ1900019 application at a future Board of Supervisors meeting.

The above shall herein after be referred to as “the Project.”

The site is located north of Buena Vista Road, south of Carancho Road, east of Los Gatos Road and west of El Calamar Road. The Project is within the Southwest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b) (3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900019, to amend the zoning classification for the subject property from Rural Residential (R-R) to Light Agriculture (A-1), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in this staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau Policy Area
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM) (10 Acre Minimum)
East:	Rural Mountainous (RM) (10 Acre Minimum)
South:	Rural Mountainous (RM) (10 Acre Minimum)
West:	Rural Mountainous (RM) (10 Acre Minimum)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Light Agriculture (A-1)
Surrounding Zoning Classifications	
North:	Light Agriculture, 10 Acres Minimum (A-1-10)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Farmland
Surrounding Uses	
North:	Farmland
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Located Within:	
City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	No

Fault Zone:	No
Fire Zone:	Yes – Moderate and Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes - Cell Number 7228
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

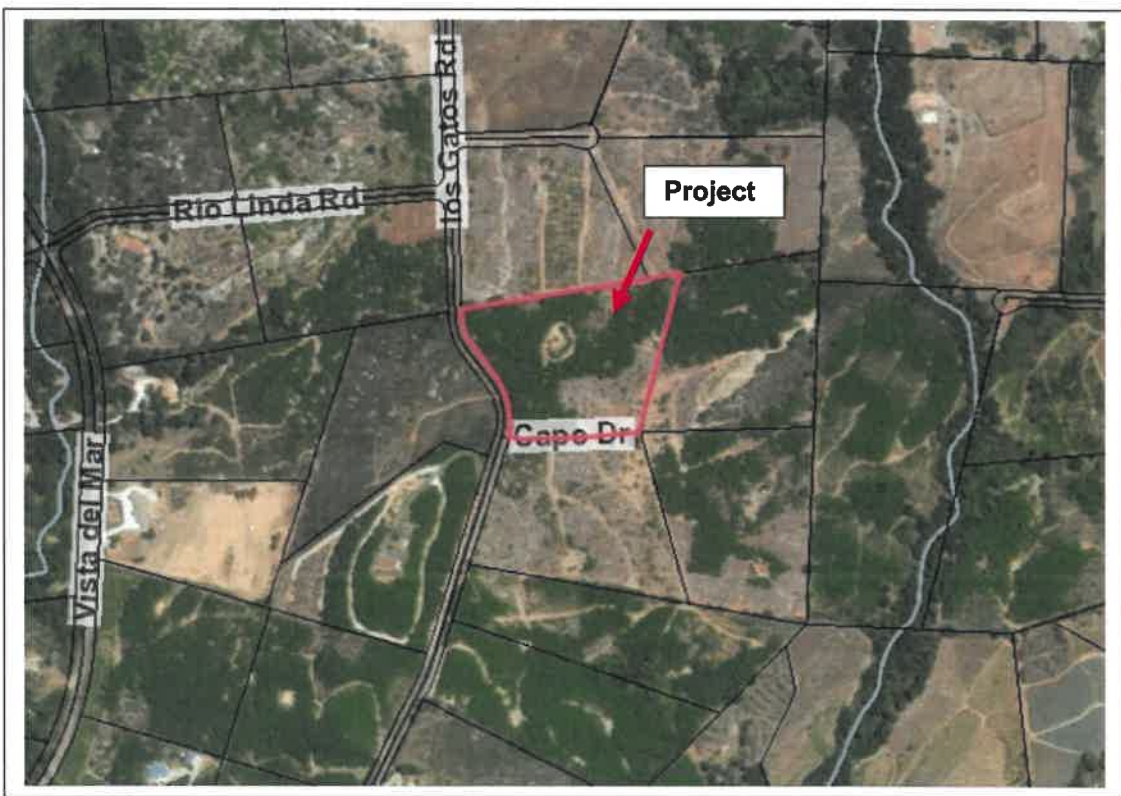


Figure 1: Project Location Map
 Project site outlined in red.

PROJECT BACKGROUND AND ANALYSIS

Background:

The Project, Change of Zone No. 1900019, is a request to change the zoning classification of the Project site from Rural Residential (R-R) to Light Agriculture (A-1). Pursuant to Board of Supervisors Resolution No. 84-526, Section 204, which outlines the rules and regulations governing agricultural preserves in Riverside County, only land that currently has agricultural zoning as defined in Ordinance No. 348, Section 21.3, or for which the applicant has filed a request for a change of zone to such zoning, shall be included

within the agricultural preserve. The Project site's existing zoning classification of Rural Residential (R-R) zone is not considered an agricultural zone pursuant to Ordinance No. 348, Section 21.3b; therefore, a change of zone application is being processed with the Agricultural Preserve Case. The proposed A-1 zone is an agricultural zone pursuant to Section 21.3b of Ordinance No. 348 and is consistent with the site's General Plan Foundation Component and land use designation of Rural Mountainous (RM).

"Agricultural preserve" or "preserve" means an area devoted to those agricultural or other uses allowed under the provisions of the Land Conservation Act of 1965, also known as the Williamson Act, and those compatible uses as designated and established by the Board after notice and hearing. The Williamson Act allows the County of Riverside to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value.

The proposed zone change will allow an existing agricultural preserve to include the Project site and establish the associated Land Conservation Contract. The property includes Prime and Unique Farmlands and is currently used to farm citrus fruit. The General Plan Rural (R) Foundation Component and land use designation provide policies to ensure that agricultural lands remain economically viable and that conflicts between agricultural and urban/suburban uses are minimized. The expansion of the preserve and the establishment of the Land Conservation Contract meets the intent of the Rural Mountainous (RM) land use designation. The A-1 zoning classification permits uses that are consistent with the RM land use designation. The expansion of the preserve will further conserve productive agricultural lands within the Southwest Area Plan.

Rancho California Agricultural Preserve No. 19

The Rancho California Agricultural Preserve No. 19, Map No. 355 was established and adopted on February 3, 1976 by the Board of Supervisors, consisting of 319.22 acres. The preserve has been amended since then and is currently approximately 379.95 acres. Approval of CZ1900019 and APE180007 will expand the Rancho California Agricultural Preserve No. 19 to an estimated 389.5 acres.

On September 11, 2019, APE180007 was presented to and was recommended for approval by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). The entire Project's site is currently utilized for commercial crops harvesting of citrus fruit. CAPTAC has determined that irrigation water is available, and the site is suitable for commercial agricultural uses.

APE180007 will be considered solely by the Board of Supervisors. APE180007 is not under the review of the Planning Commission. Planning Commission's recommendation regarding CZ1900019 will be connected with APE180007 at a future Board of Supervisor's Public Hearing. Further technical findings of the Agricultural Preserve Enlargement will be documented within the Form 11 for the Board of Supervisors Hearing.

Change of Zone No. 1900019 was submitted to the County on May 9, 2019. Agricultural Preserve Case No. 180007 was submitted to the County on November 28, 2018.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Project was reviewed to determine if the proposed activity is subject to the California Environmental Quality Act and it was determined to be exempt pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The

Project does not propose any new development on the site, nor does it disturb the existing physical environment. The proposed zone of A-1 (Light Agriculture) is consistent with the Project site's existing Rural Mountainous land use designation and is required for the expansion of the Agricultural Preserve and Land Conservation Contract that is proposed by APE180007. There are several commercial uses that are permitted and conditionally permitted in the R-R zone that are not compatible with the agricultural preserve. The change of zone to A-1 zone would reduce the types of uses and intensity of projects that the property may be used for in the future; this would essentially downzone the property in terms. Additionally, inclusion in an Agricultural Preserve and Land Conservation Contract will further restrict development to uses that are suitable for the preserve pursuant to Ordinance No. 509. Commercial uses, such as golf courses and country clubs that are allowed in the A-1 zone will not be permitted and the site will remain used for agricultural purposes pursuant to the Williamson Act; thus, there is no possibility that the activity in question may have a significant effect on the environment. Regarding Resolution No. 84-526 Section 204's reference to the preparation of an environmental assessment for a change of zone request, it was determined that, in this case, an assessment would not be needed because the Project does not propose any changes to the existing environment, the use of the Project site will remain farmed with citrus trees, and the change of zone would allow the Project site to be included in an Agricultural Preserve which further limits the uses on this site. Any future development requiring a discretionary review will be subject to further CEQA review. Therefore, no further environmental review is required at this time.

The Project will be considered, along with APE180007 by the Board of Supervisors. California Environmental Quality Act (CEQA) Article 19 Categorical Exemption, Section 15317 provides an exemption from the CEQA process for "the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area." The change of zone will allow the existing farmland to be included in the Rancho California Agricultural Preserve No. 19 and establish an associated Land Conservation Contract, and the change of zone merely facilitates the expansion of the agricultural preserve. None of the exceptions pursuant to CEQA Section 15300.2 applies to the APE180007. The existing use on the Project site does not change with the enlargement of the Agricultural Preserve and establishment of the land conservation contract. APE180007 would not result in a cumulative impact that overtime is significant, as the Project will ensure that the property will remain used for agricultural purposes in compliance with the Williamson Act; the Project does not have a significant effect on the environment due to unusual circumstances as there are no unusual circumstances with the agricultural preserve enlargement or land conservation contract; the Project is will not damage scenic resources as the citrus groves will remain an integral part of the agricultural landscape found in this region; the Project site does not include any hazardous waste sites that is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the Project site does not have any historic resources. Therefore, in accordance to Section 15317, APE180007 is exempt from the CEQA process and no exceptions apply.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Mountainous (RM). Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a

minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development and associated uses and governmental uses. The Rural Mountainous (RM) Land Use Designation allows one single-family residence is per every 10 acres.

2. The project site has a Zoning Classification of Rural Residential (R-R) with a Change of Zone request to change the zoning classification to Light Agriculture (A-1) on APN:933-120-038, which is consistent with the General Plan Land Use Designation of Rural: Rural Mountainous (RM). The project will amend the site's existing zoning from Rural Residential (R-R) to Light Agriculture (A-1). The proposed project would continue the existing use of agriculture of lemon trees, which is allowed in the Light Agriculture Zoning Classification. The Change of Zone from (R-R) to (A-1) is consistent with the current and intended use of agriculture.
3. The project site is comprised of farmland. The part of the project site is located within the Santa Rosa Plateau Policy Area within the Southwest Area Plan (SWAP). The intent of the policy area is to maintain the rural and natural character of the area and to address the long-term stability of the Santa Rosa Plateau Ecological Reserve. Policy SWAP 5.1 allows properties to subdivide into five acre lots under specific criteria and policy SWAP 5.2 address lands within the reserve. The proposed project does not propose a subdivision nor is the project site within the reserve; therefore, the project does not conflict with these policies. The SWAP includes local land use policy SWAP 15.1 for Agricultural Preservation because agriculture continues to be an important component for many communities within this area plan. The citrus and avocado grove are viable agricultural products within SWAP. The project is consistent with SWAP 15.1, states, "Protect farmland and agricultural resources in the Southwest planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the Citrus/Vineyard Policy Area." The proposed project will allow the existing agricultural land to be included in an Agricultural Preserve and establish the associated Land Conservation Contract, this is consistent with land use development pattern in the Santa Rosa Plateau Area within the Southwest Area Plan; the project also adheres to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements, and a Land Conservation Contract.
4. The project site has a Zoning Classification of Rural Residential (R-R). The Rural Residential (R-R) zoning generally permits single family dwellings, farming operations, limited grazing and raising livestock keeping uses, and allows a range of other uses with the approval of a land use permit. The proposed zoning classification is Light Agriculture (A-1), which is consistent with the General Plan Land Use Designation of Rural: Rural Mountainous (RM) and, is an agricultural zone pursuant to the Ordinance No. 348, Section 21.3b., Zones A-1, A-P, A-2, A-D, C/V, WC-W, WC-WE, WC-E. The Light Agriculture (A-1) Zoning Classification generally permits one-family dwellings, light agriculture, animal husbandry, farm animals, and allows a range of other uses with the approval of a land use permit. The proposed project is to plant citrus trees throughout the site, which is a permitted use within the Light Agriculture zone.

Entitlement Findings:

The proposed change of zone will be fully consistent with the General Plan. As detailed above in the Land Use Findings, the CZ1900019 is a proposal to change the subject property Zoning Classification of Rural Residential (R-R) to Light Agricultural (A-1) in order to include the Project site into the Agricultural Preserve. The approval of CZ1900019 (and, ultimately, APE180007) will facilitate the enlargement and

expansion of Rancho California Agricultural Preserve No. 19. The Foundation Component and land use designations have been established to help conserve productive agricultural lands within the County of Riverside. The Rural Mountainous (RM) land use designation include a range of intended uses including agricultural uses. Therefore, the proposed A-1 zoning classification is consistent with the General Plan, including the RM Land Use Designation to allow agricultural uses. The Project site totals 9.55 acres and exceeds the minimum lot size of the A-1 Zone requirement of 20,000 square feet. The Project site also exceeds the A-1 Zone minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. For APN 933-120-038, the lot has an average depth of 702.1 feet, and an average width of 583.97 feet.

Other Findings:

1. This Project is not within a City Sphere of Influence.
2. Since the Project is categorically exempt from CEQA, AB 52 notification is not required.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
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). There are no buildings or light features on this site. All future development pursuant to the A-1 zone and compatible with the Agricultural Preserve would be conditioned to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located in cell number 7228 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). Since, the Project is for a change of zone and is not a part of a development plan, the applicant was allowed to go through a Habitat Acquisition and Negotiation Strategy (HANS) Lite Process. The HANS Lite process still includes a review by the Regional Conservation Authority (RCA) and goes through the Joint Project Review. However, once an implementing development project is submitted for review the habitat assessments and focused survey, along with a MSHCP Consistently Analysis would be required for review and approval by the EPD staff, before transmitting to the RCA for Joint Project Review (JPR) follow-up.

On January 3, 2020, the County provided a letter to the applicant stating that through the review of the HANS Lite application EPD staff determined that the MSHCP criteria does not describe conservation for this property. On April 21, 2020, the County provided a follow-up letter to the applicant stating that the HANS Lite application and the County's determination was sent to RCA and they concurred with the County that no conservation is described for this property. In addition, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and found it to be consistent with the MSHCP. It was noted in the letter that the applicant can proceed with their Change of Zone; however, a Full HANS would be required once an implementing project is proposed. (HAN190012)

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.

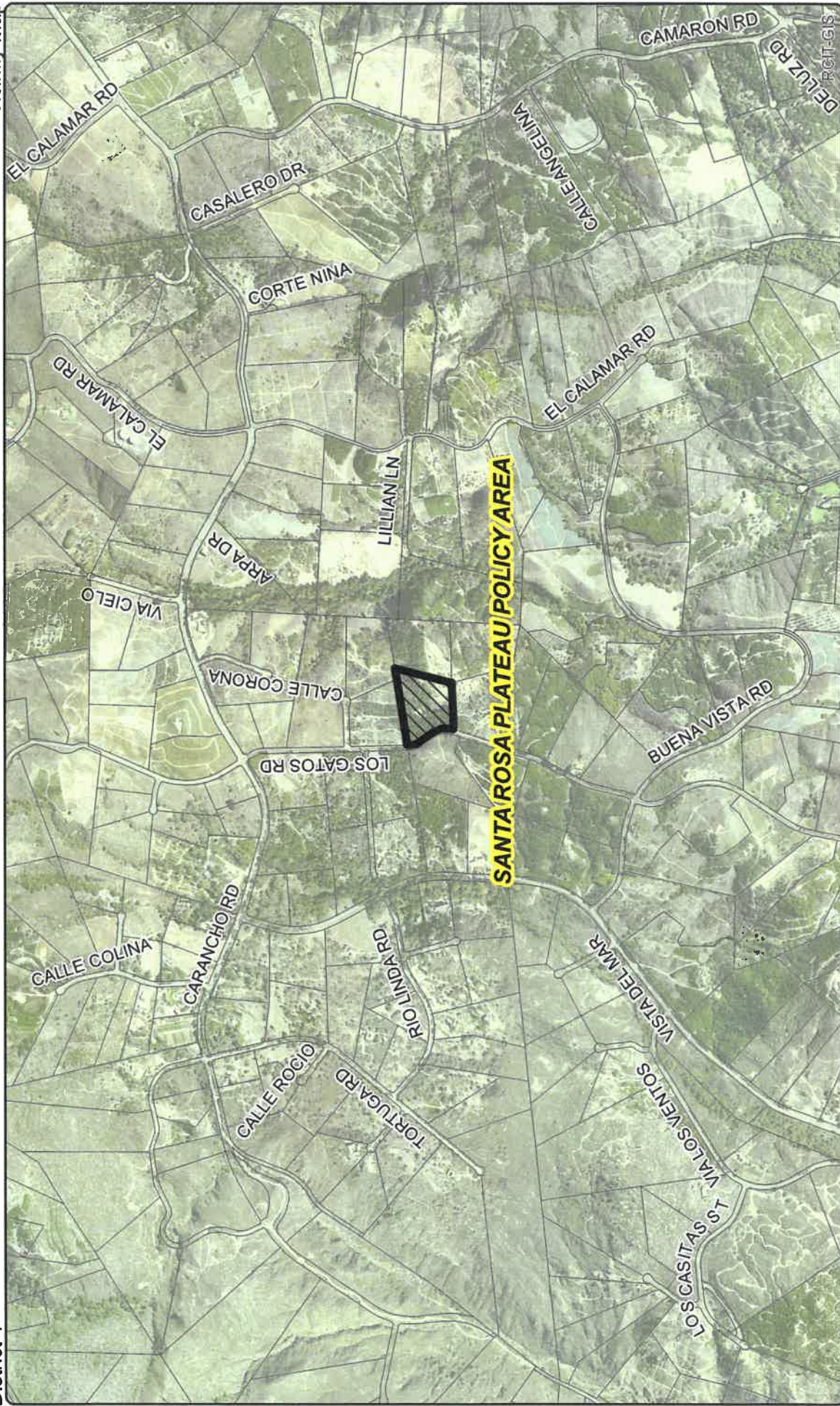
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from citizens who indicated support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900019 APE180007
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 09/09/2019
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Map providing new land use designations for unincorporated Riverside County parcels. The new General Map may contain different type of land use than is provided for under existing zoning. For further information concerning the County of Riverside Planning Department, please contact the Planning Department at (951) 952-4277 (Ext. 4277) or Website: <http://www.riversideca.gov>

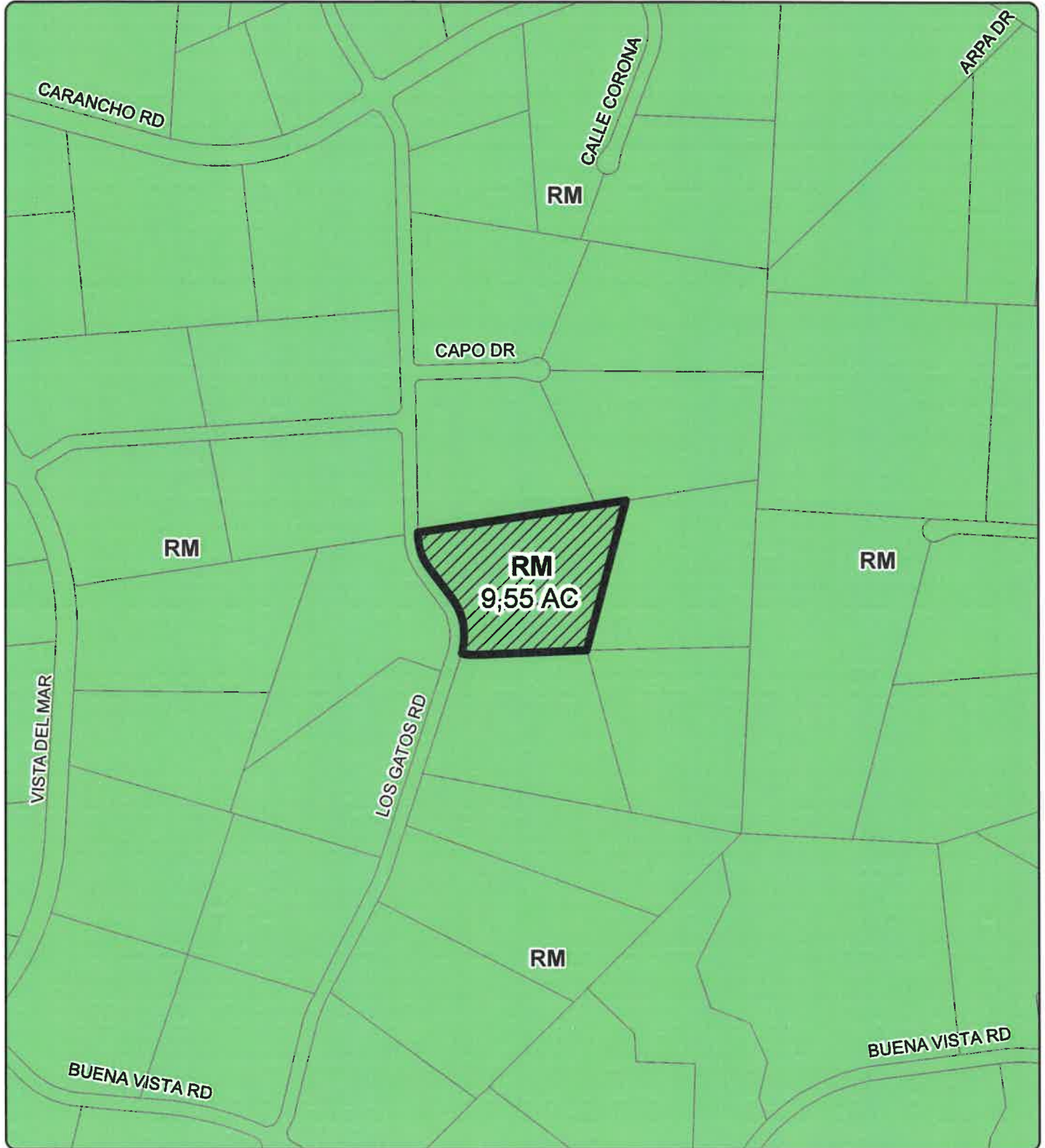
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900019 APE180007

EXISTING GENERAL PLAN

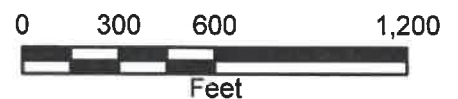
Supervisor: Jeffries
District 1

Date Drawn: 09/09/2019
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900019 APE180007

Supervisor: Jeffries
District 1

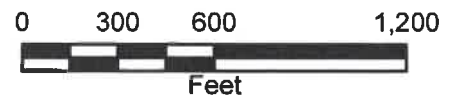
Date Drawn: 09/09/2019
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

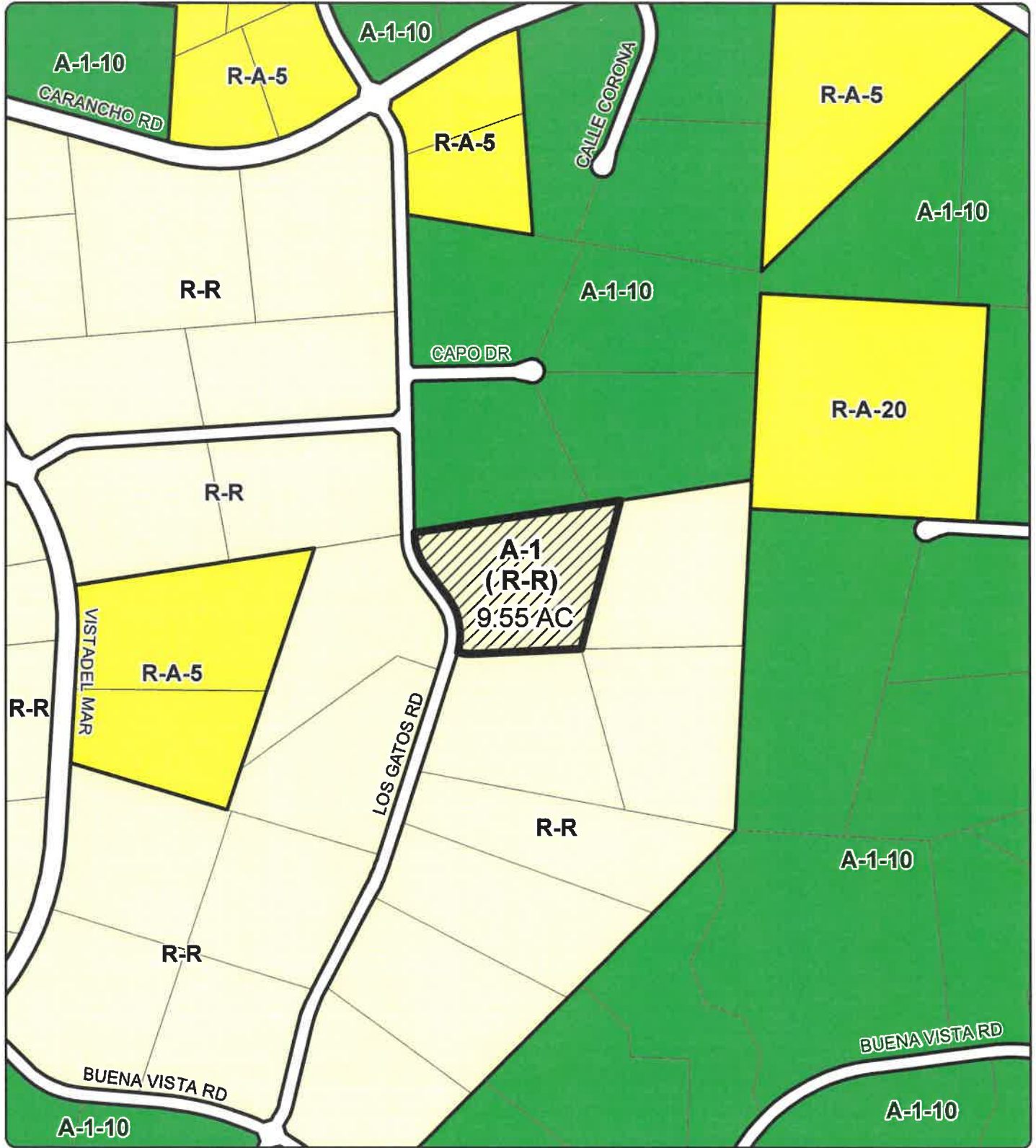
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900019 APE180007

PROPOSED ZONING

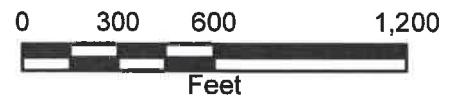
Supervisor: Jeffries
District 1

Date Drawn: 09/09/2019
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

SEC. 15 T.8S. R. 4W. S.B.B. & M.

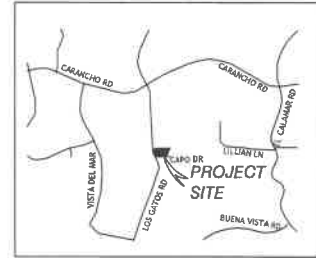
OWNER/APPLICANT

LEGAL DESCRIPTION:

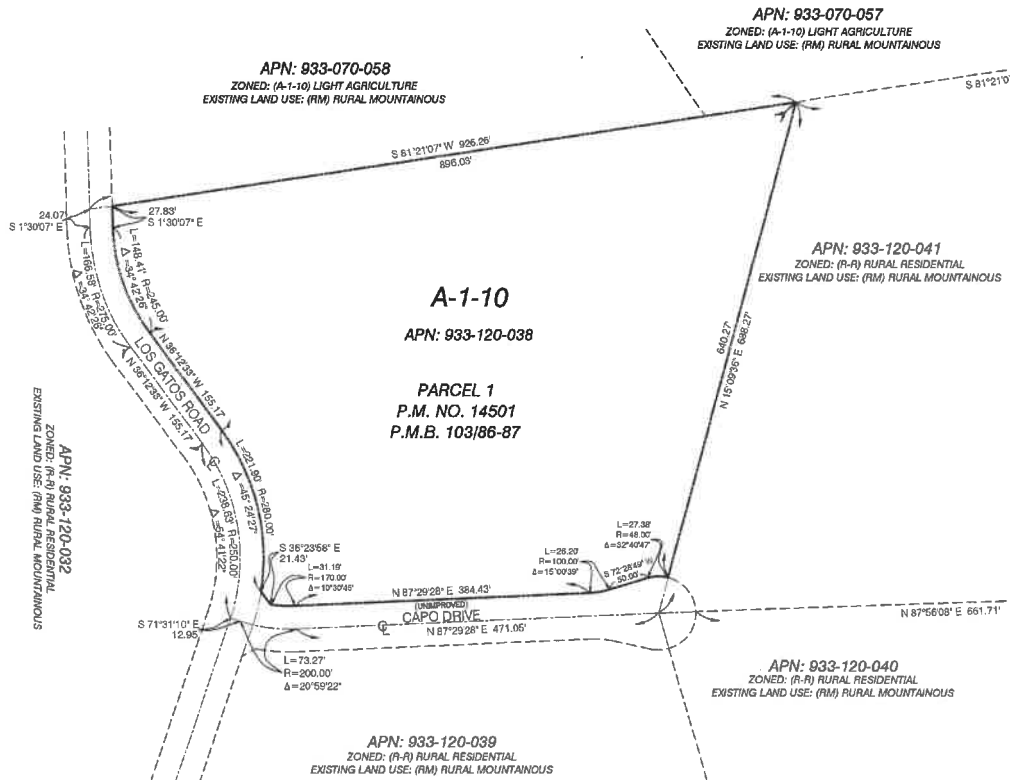
PARCEL 1 OF PARCEL MAP NO. 14501, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 103 OF PARCEL MAPS, PAGES 86 AND 87, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PREPARED BY:

DELTA SURVEYING & MAPPING
 39305 SALINAS DR MURRIETA CA 92563
 PHONE: 951-761-0158
 EMAIL: DS@SURVEYOR@VERIZON.NET
 PROJECT NO. 19085-1



VICINITY MAP
 N.T.S.



PROJECT NOTES:

1. TOTAL GROSS: 10.00 ACRES
2. THOMAS BROS. MAPS PAGE 077 GRID: B2 PAGE/GRID
3. FEMA 100 YEAR FLOOD ZONE: X
4. THIS AREA IS WITHIN MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

UTILITY PURVEYORS:

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 24487 PRIELIPP RD WILDOMAR CA 92595

GAS:
 SOUTHERN CALIFORNIA GAS COMPANY
 627 N. SAN JACINTO ST HEMET CA 92543

WATER:
 WESTERN MUNICIPAL WATER DISTRICT
 14205 MERIDIAN PARKWAY RIVERSIDE CA 92518

LEGEND:
 EXISTING ZONING: RURAL RESIDENTIAL

A-1-10 LIGHT AGRICULTURE

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN

CHANGE OF ZONE CASE NO. _____

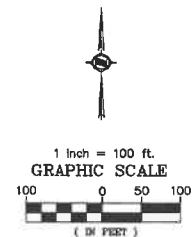
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE 348

SEPTEMBER 8, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO. 933-120-038



**AGRICULTURAL PRESERVE ESTABLISHMENT/ENLARGEMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: The Lin Hu Revocable Living Trust Supv. Dist.: 1
Applicant's Address: 2908 La Mesa Dr. Henderson NV, 89014 CAPTAC Date: 5.8.19

1. **Planning Department**

- A. Type of Application: _____ Establish x Enlarge (APE No. 180007)
- B. Acreage: 9.55 acres
- C. Cities within 1 mile: Not within 1 mile of a city
- D. Existing Zoning: Rural Residential (R-R)
- E. Existing Land Use: Agriculture: Lemon Trees (9.55 ac)
- F. General Plan Land Use: Rural: Rural Mountainous (RM)
- G. General Location: North of Buena Vista Road, South of Carancho Road,
East of Los Gatos Road, and West of El Calamar Road.
- H. Site APN or Leg. Desc. APNs: 933-120-038 ("Subject Site")

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):

- B. Number and type of livestock: 0

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Yes
- B. Availability of irrigation water: Yes
- C. Nuisance effects: None

4. Natural Resource Conservation Service

A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

B. Comparison of soil acreage (estimated):

C. Has a Soils Conservation Plan been prepared for this property? yes

D. Soils problems: _____

5. Assessor

A. Last annual assessed valuation: _____

B. Estimated annual assessed valuation: _____

C. Estimated differential: _____

D. Penalty fee (if applicable): _____

E. Assessor's parcel numbers, acreage and owner's names:

6. County Counsel

7. Committee recommendation on application: ___ Approval ___ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed enlargement of an agricultural preserve and request to enter into a land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the **Land Conservation Act of 1965** ("Williamson Act") and **Riverside County Resolution No. 84-526**, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC was able make the nine necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve** the Request under Agricultural Preserve No. **1063**. CAPTAC affirmed this determination with a **{vote}** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Present Zoning of lands proposed to be included in the preserve and surrounding land.**
The Subject Site is zoned R-R. The property to the north is farmland, east, and west and south is vacant land. An application (CZ No. 1900019) has been filed requesting a change of zone for the Subject site to change the zoning classification from Rural Residential (R-R) to Light Agriculture (A-1)10 Acre Minimum, which is considered an "Agricultural Zone" by Ordinance No.348.

- II. **Present land use of land proposed to be included in the preserve and surrounding properties.**
The Subject Site is used for agricultural purposes and uses (see above: 1.E). The surrounding land appears to be open space, and irrigated farmland, according to aerial imagery.

- III. **Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.**
According to the petition to enlarge an agricultural preserve submitted by the land owner with AG No. 1063, the current agricultural uses of the Subject Site includes commercial crops harvesting for alfalfa.

IV. The agricultural commodities that may be grown on the property proposed to be included in the preserve taking into consideration the said type, water availability and other conditions that may affect the growing of crops.

TBD.

V. Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.

Due to the rural nature of the area and the vast amounts of open space, the proposed agricultural use is not expected to create a public or private nuisance on surrounding lands.

VI. The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.

TBD.

VII. A list of cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.

No cities are within one mile of the proposed boundary of the preserve.

VIII. The existence of any historic or scenic value to the lands proposed to be included in the preserve.

No historic or scenic value to the Subject Site is known or found in this evaluation. The Subject Site is not close in proximity to the any highways to create a scenic value.

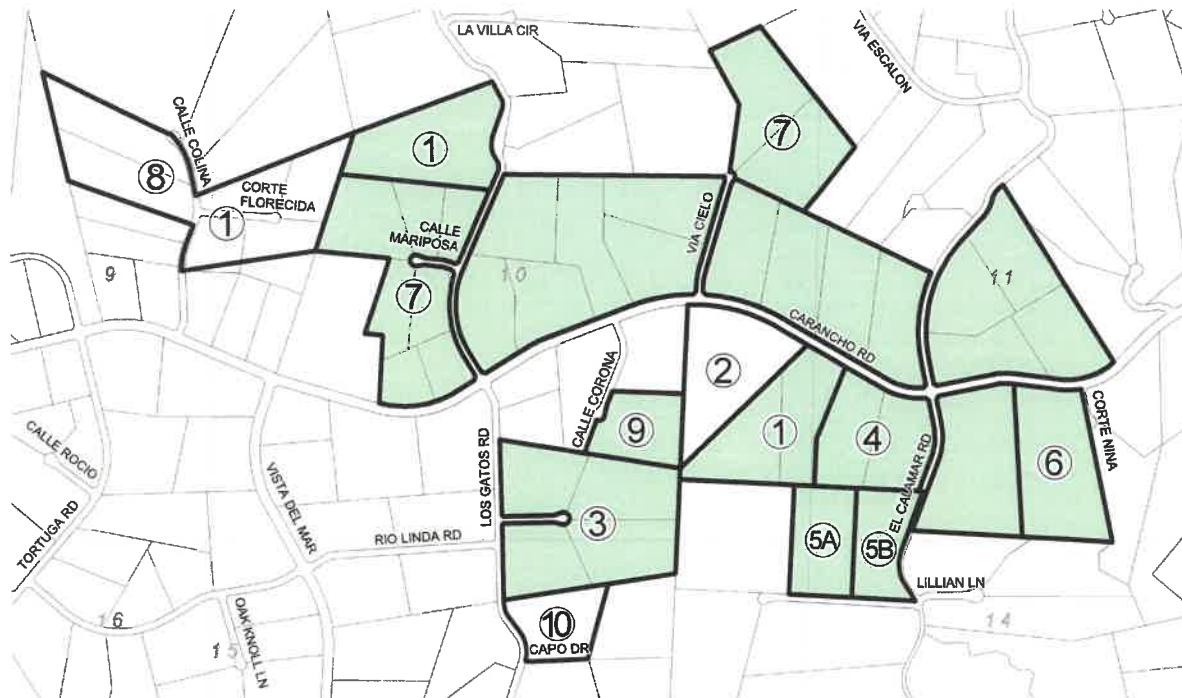
The acreages of each land owner included in the application and total acreage.

The Lin Hu Revocable Living Trust: total acreage is 9.55.

MAP NO. 355 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 19

AMENDED BY MAP NO. 396, 408, 430, 436, 439, 480, 494, 600, 964, 180007

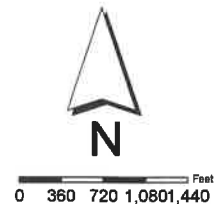
SANTA ROSA RANCHO
POR. P.M. 8/78-83, P.M. 13/84



AMENDMENTS:

- | | |
|---|------------------|
| NO. 1, (ENLARGEMENT), JANUARY 25, 1977, | MAP NO. 396 |
| NO. 2, (ENLARGEMENT), DENIED | , MAP NO. 408 |
| NO. 3, (ENLARGEMENT), FEB. 15, 1977 | , MAP NO. 430 |
| NO. 4, (ENLARGEMENT), FEB. 15, 1977 | , MAP NO. 436 |
| NO. 5A, (ENLARGEMENT), AUG. 27, 2002 | , MAP NO. 439 |
| NO. 5B, (ENLARGEMENT), AUG. 21, 1979 | , MAP NO. 439 |
| NO. 6, (ENLARGEMENT), FEB. 28, 1979 | , MAP NO. 480 |
| NO. 7, (ENLARGEMENT), FEB. 9, 1982 | , MAP NO. 494 |
| NO. 8, (ENLARGEMENT), MAY 7, 1985 | , MAP NO. 600 |
| NO. 9, (ENLARGEMENT), APRIL 17, 2007 | , MAP NO. 964 |
| NO. 10, (ENLARGEMENT), | , MAP NO. 180007 |

ADOPTED ON FEBRUARY 3, 1976
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

January 3, 2020

Jie Qiang Wen & Yi Yang Wen
46950 Ave Tierra
Temecula, CA 92590

Dear Jie Qiang and Yi Yang:

RE: HANS (LITE) No. 190039
Assessor's Parcel Number(s): 933-120-039, -040

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS LITE) application for the subject property. The MSHCP criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). All HANS cases must be processed through JPR before being scheduled for public hearing. As a HANS LITE case, the habitat assessments and/or focused surveys in the attached checklist are not required to be completed prior to transmittal to the RCA. However future discretionary actions on the parcel(s) will be required to complete the full HANS process, including submittal of habitat assessments and/or focused surveys, JPR, and review by the California Department of Fish and Wildlife and the Federal Fish and Wildlife Service.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of \$1,500 to the RCA.¹ The RCA will contact you when the deposit for JPR is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Division at (951) 955-8632.

Sincerely,

PLANNING DEPARTMENT

Ken Baez
Principal Planner

KB

xc: Matthew Poonamallee, Ecological Resource Specialist II

¹Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 21, 2020

Yi Yang Wen
46950 Avenida Tierra
Temecula, CA 92590

Dear Yi Yang Wen:

RE: JPR Complete
Assessor's Parcel Number(s): 933-120-039, -040
EPD Case Number(s): HAN190039, CZ1900018

This letter is to inform you that the HANS Lite case for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated in the attached "RCA JPR Review", the RCA has concurred with the County that the project is not desired for Conservation under the MSHCP. The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have declined to comment on this HANS Lite.

You may now proceed with Planning Case Review.

If you have any questions or concerns, please contact Matthew Poonamallee with the Environmental Programs Division of the Planning Department at (951) 955-2706 or via email at mpoonama@rivco.org.

Sincerely,

PLANNING DEPARTMENT

Matthew Poonamallee
Ecological Resources Specialist II

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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: Lin Hu

Contact Person: Lin Hu E-Mail: linhu@planethollywood.com

Mailing Address: 2908 La Mesa Drive
Henderson NV 89014
City State ZIP

Daytime Phone No: (702) 524-7115 Fax No: (702) -898-8628

Engineer/Representative Name: N/A

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner Name: The Lin Hu Revocable Living Trust / Kevin Cong

Contact Person: Lin Hu E-Mail: linhu@planethollywood.com

Mailing Address: 2908 La Mesa Dr.
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

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APPLICATION FOR CHANGE OF ZONE

Henderson
City

NV
State

89014
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.)

LIN HUI
PRINTED NAME OF PROPERTY OWNER(S)

LIN HUI
SIGNATURE OF PROPERTY OWNER(S)

Kevin Cong
PRINTED NAME OF PROPERTY OWNER(S)

Kevin Cong
SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 933-120-038-5

Approximate Gross Acreage: 10 ACRES GROSS

General location (nearby or cross streets): North of CI CORONA, South of

APPLICATION FOR CHANGE OF ZONE

Rancho Rd. , East of Los Gatos Rd., West of CII Corona

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

From Rural Residential (R-R) to Light Agriculture (A-1)

Related cases filed in conjunction with this request:

APE 180007

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



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.

2/21/2021

2/21/2021

Property Owner(s) Signature(s) and Date

Kevin Cong

Lin Hu

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

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. 1900019 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: The Lin Hu Revocable Living Trust – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) – 9.55 Acres – Location: Northerly of Buena Vista Road, southerly of Carancho Road, easterly of los Gatos Road, and westerly of el Calamar Road – Zoning: Light Agriculture (10 Acres Minimum) (A-1-10) – **REQUEST:** Change of Zone No. 1900019 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for one (1) parcel on 9.55 acres. APN: 937-120-038.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 24, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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: Rob Gonzalez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 16, 2020,

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

APN (s) or case numbers CZ1900019 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

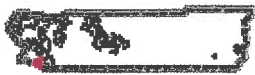
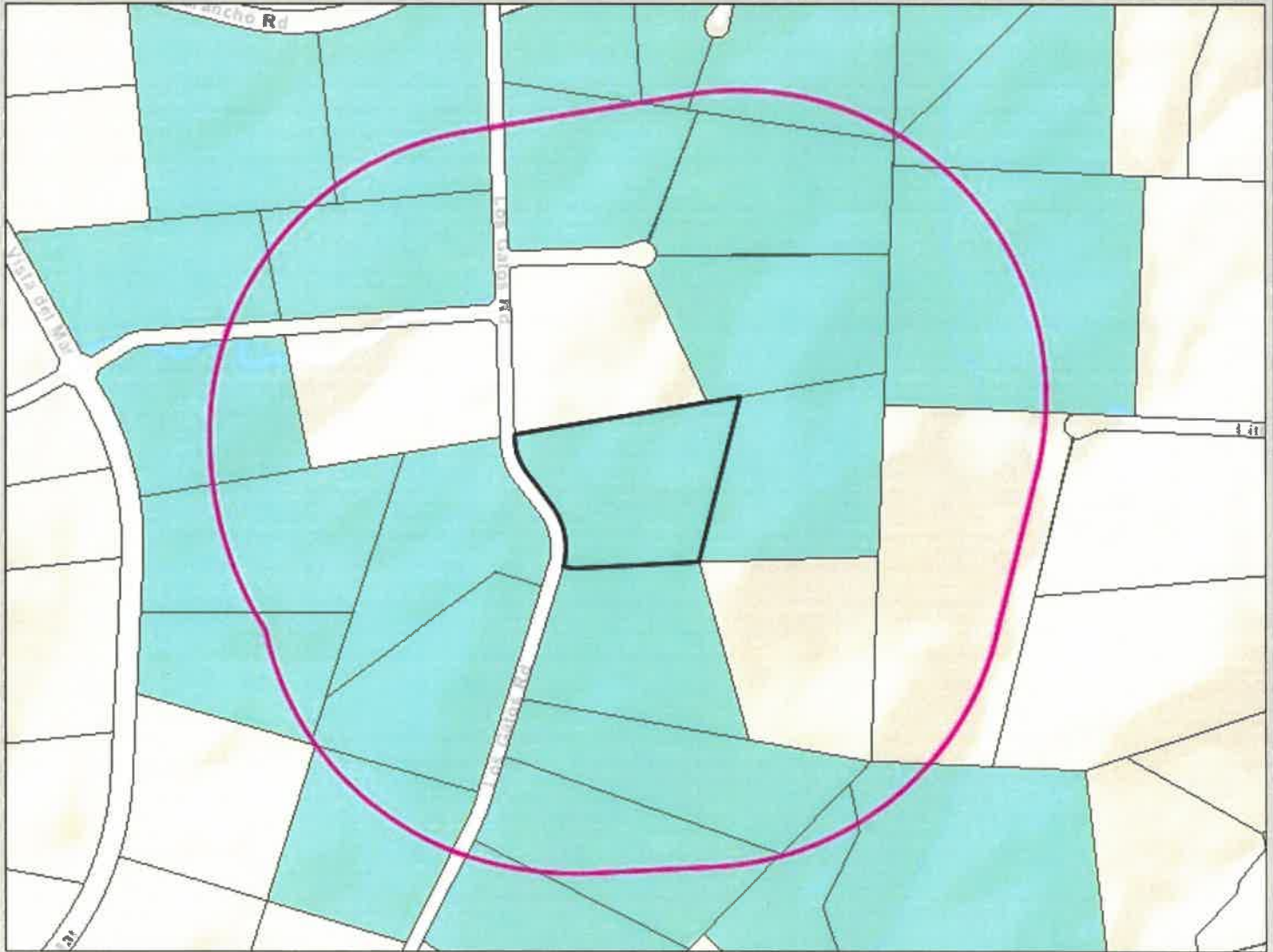
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900019 (1200 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... 10/16/2020 8:58:40 AM

© Riverside County RCIT

933070026
GARY J. FRANKHAUSER
P O BOX 9069
SAN DIEGO CA 92169

933120033
VERA A. FILIPIAN
1927 N EDGEMONT ST
LOS ANGELES CA 90027

933120032
BRYAN D. JOHNSON
31331 ANDRES PICO RD
SAN JUAN CAPO CA 92675

933120036
ROBERT J. KULWICKI
44880 LOS GATOS RD
TEMECULA CA 92592

933120050
EUGENE BIANCHI
44500 VISTA DEL MAR
TEMECULA CA 92590

933120035
ZULFIQAR AHMED
811 GREENRIDGE DR
LA CANADA CA 91011

933070069
CLEMENTS KENNETH & MASAKO TRUST DATED
20755 CARANCHO
TEMECULA CA 92590

933070087
POONEH RASSEKH TRUST EST 4/13/1990
4645 BRIGHTON RD
CORONA DEL MAR CA 92625

933070020
DAVID W. FRENCH
44130 ARPA DR
TEMECULA CA 92590

933070055
MELEMELE GROVES
PO BOX 2868
KAILUA KONA HI 96745

933070061
JOHN S. THOE
44420 VISTA DEL MAR
TEMECULA CA 92590

933070063
KENNETH C. MACK
44460 VISTA DEL MAR
TEMECULA CA 92590

933120038
KEVIN CONG
2908 LA MESA DR
HENDERSON NV 89014

933120049
SALVADOR ALVIZAR
13281 WOODLAND DR
TUSTIN CA 92780

933070043
MICHAEL L. PATTON
4325 HOLLOW TREE CT
YORBA LINDA CA 92886

933070044
TAROPA INV
1525 N MAR VISTA AVE
PASADENA CA 91104

933120034
MARIA M. ARAGON
30384 SIERRA MADRE DR
TEMECULA CA 92591

933120041
ANDRE HUMPHREY
424 E MACALESTER PL
CLAREMONT CA 91711

933070056
CHUMERI PROP
6081 ORANGE AVE
CYPRESS CA 90630

933070062
FLC LANDCO
28544 OLD TOWN FRONT 301
TEMECULA CA 92590

933120030
VOGEL CORP
PO BOX 86088
LOS ANGELES CA 90086

933120051
JAMES PAUL FREDETTE
44710 VISTA DEL MAR
TEMECULA CA 92590

933120019
CHARLES C. LEE
44952 VISTA DEL MAR
TEMECULA CA 92590

933120039
WST GROUP USA INC
24090 VALPARISO LN
TEMECULA CA 92590

933070054
ZIVELONGHI INV CO
5808 SUMMITVIEW STE A214
YAKIMA WA 98908

933070057
MCMILLAN TRUST DATED 11/09/2005
29379 RANCHO CALIFORNIA RD # 201
TEMECULA CA 92591

933070052
JAMES G. WAINER
P O BOX 564
TEMECULA CA 92593

Owner – CZ1900019

Lin Hu
2908 La Mesa Dr
Henderson, NV 89014

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

Applicant – CZ1900019

Kevin Cong
2908 La Mesa
Henderson, NV 89014

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: CHANGE OF ZONE NO.1900019/APE180007

Project Location: Buena Vista Road, south of Carancho Road, east of los Gatos Road and west of el Calamar Road.

Project Description: The proposal is to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for one parcel on 9.55 acres to place these parcels in an agricultural preserve.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kevin Cong, 2908 La Mesa Dr., Henderson NV 89014

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15061)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed Project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3), Common Sense Exemption, since the Project meets this exemption because the entire Project site is farmed with citrus fruit and there are no plans to modify the existing site. The Project does not propose any new development on the site, nor does it disturb the existing physical environment. The Project will be considered, along with APE180007 by the Board which pursuant to CEQA Article 19, Categorical Exemption, Section 15317, is exempt for the establishment of an agricultural preserve and none of the exception pursuant to CEQA Section 15300.2 applies to the project. The change of zone merely facilitates the inclusion of an existing farmland into the Rancho California Agricultural Preserve No. 19 and help establish an associated Land Conservation Contract. The Project's site will continue to farm citrus fruits.

Rob Gonzalez 951-955-9549
County Contact Person Phone Number
Urban Regional Planner
Signature Title Date
2/1/2021

Received for Filing and Posting at OPR: _____
Please charge deposit fee case#: ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 3

Planning Commission Hearing: March 24, 2021

PROPOSED PROJECT

Case Number(s):	CUP200027 and DA2000012	Applicant: I. E. Gardens 2, Inc.
CEQA Exempt:	Section 15061(b)(3), Section 15301 and Section 15303	c/o Nader Awad and Joshua Naggar
Area Plan:	Elsinore	Representative(s):
Zoning Area/District:	South Elsinore Area	Joshua Naggar and Shade Awad
Supervisory District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	370-310-007	

John Hildebrand

 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would be located within Units B and G, totaling 9,875 sqft., within the existing 24,213 sqft. commercial building for the shopping center. Unit B would consist of 2,325 sqft for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sqft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sqft for packaging and deliveries; all totaling 7,550 sqft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint.

Development Agreement No. 2000012. The associated development agreement (DA2000012) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027, and will provide community benefits to the Elsinore Area.

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

The Project site is located north of Grand Avenue, west of Corydon Road, south of Union Street, east of Gill Lane within the Elsinore Area Plan – Lakeland Village Policy Area. The project site address is 19880 Grand Avenue, Units B and G.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 2000012, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 200027, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance by the Board of Supervisors.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Area (CD: MUA)
East:	City of Wildomar
South:	City of Wildomar
West:	Community Development: Mixed Use Area (CD: MUA)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P), General Residential (R-3)
East:	City of Wildomar
South:	City of Wildomar
West:	General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), Rural Residential (R-R)
Existing Use:	Existing Commercial Shopping Center
Surrounding Uses	
North:	Residential Dwellings and Vacant Land

East:	City of Wildomar – Vacant Land
South:	City of Wildomar – Residential Dwellings
West:	Vacant Land and Residential Dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.97 net acres	N/A
Existing Building Area (SQFT):	Unit B: 2,325 sqft. Unit G: 7,550 sqft.	N/A
Building Height (FT):	28 feet at highest point	Maximum 50 feet

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Cannabis Micro: Cultivation/Distribution	7,550 sqft.	2 spaces/3 employees/largest shift	2	2
Cannabis Micro: Retail	2,325 sqft.	1 space/200 sqft.	12	12
TOTAL:	9,875 sqft.	*Existing commercial shopping center provides 180 parking spaces with 4 ADA. The project would create 2 EV parking spaces	14	14

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell #5342
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Skylark Private Airstrip; no AIA review required

PROJECT LOCATION MAP

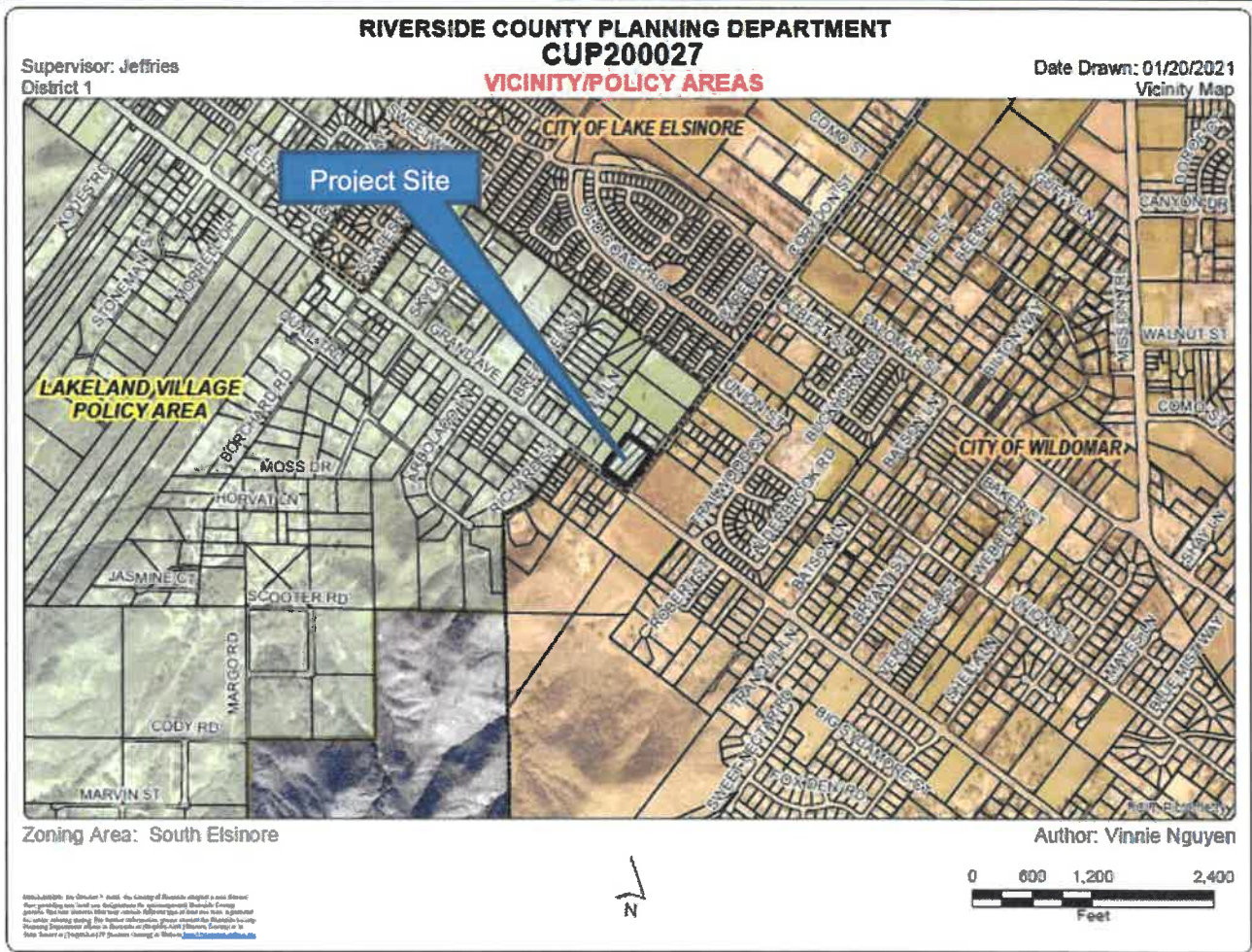


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Cannabis Background:

The County of Riverside received the application for Conditional Use Permit No. 200027 and Development Agreement No. 2000012 on August 27, 2020 for the development of a cannabis microbusiness located at 19980 Grand Avenue. The subject site is located within the Elsinore Area Plan and is located on the corner of Grand Avenue and Corydon Road. The site is an existing commercial shopping center that was approved under Plot Plan No. 9607 on August 4, 1987, approving a 24,400 sq. ft. commercial multi-tenant building on 2.97 acres. The proposed cannabis microbusiness would occupy Units B and G of the multi-tenant building. The site is surrounded by commercial, retail, and residential uses.

Project Details:

The Project is a proposal for a Cannabis Microbusiness facility with Indoor Cultivation, Distribution, and Retail Sales. It will occupy approximately 9,875 square feet of the existing multi-tenant building. The indoor cultivation area totals 7,300 sqft; the distribution area totals 250 sqft; and the retail sales area totals 2,325 sqft. The remaining cannabis micro business facility would also consist of a flower rooms, hanging room, veg room, package/delivery room, reception area, security room, offices, vaults, storage, a breakroom, and restrooms. The project would update the existing commercial shopping center with landscaping, signage and paint the exterior of the entire commercial shopping center.

In addition, the project will employ a total of 20 employees, which includes retail associates, security, cultivation specialists, packaging and shipping workers, and managers. The Cannabis Microbusiness facility the hours of operation would be from 7:00 am to 9:00 pm. For the cultivation component of the project, the applicant has proposed 2 shifts (7 A.M – 2 P.M. & 2 P.M. – 9 P.M.) per a day, with 3 employees per shift. For the retail dispensary component of the project, the applicant has proposed 2 shifts (7 A.M – 2 P.M. & 2 P.M. – 9 P.M.) per a day, with 7 employees per a shift. Delivery operations would be conducted between business hours, with no mobile deliveries scheduled after 9 p.m. For the distribution component of the project, the applicant would have employees on site during their shifts for either the retail or cultivation aspects perform these duties.

The Project requires 14 parking spaces within the overall 180 parking spaces for the commercial shopping center. The existing shopping center includes 4 handicap accessible parking spaces and the project applicant would create 2 EV parking spaces.

General Plan Consistency:

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Retail (CR). The Community Development Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings. The Commercial Retail Land Use Designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The utilization of the Project site for purposes of developing a cannabis microbusiness is compliant with the standards set forth by the General Plan Foundation Component and Land Use Designation, as discussed in the Land Use Findings below.

Zoning Consistency:

The Project site has a General Commercial (C-1/C-P) zoning classification. Section 19.522 of Ordinance No. 348 allows for a cannabis microbusiness in a C-1/C-P zone with the approval of a conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-P-S zone and those set forth in Section 19.523 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061(b)(3), which provides: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a microbusiness cannabis facility which includes indoor cultivation not exceeding 10,000 square feet, distribution, and retail, that is being proposed to be a part of the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) provides: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use (a shopping center) and will not result in any additional impacts related to traffic, air quality, or public safety, beyond what would occur at the commercial retail establishment for which the subject building was originally constructed and entitled. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts that would alter the potentially permitted uses on the site since the change in permitted uses would still have to fit within the current physical context of the site and building on it. In addition, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing commercial uses (a shopping center) at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structure and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures and would only propose minor modifications such as demolition of interior partitions, floors, plumbing, and electrical conveyance, as well as paint and signage, and would only change to commercial tenant occupancy of the existing commercial shopping center that was original entitled in

1987 and built by permits in 1988. The other tenants within the existing commercial shopping center have applied for the same type of permits and made the same type of improvements for their proposed uses, i.e. mini-market, restaurant, nail salon, donut shop. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

In addition, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no potentially significant environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. Moreover, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner

Based upon the identified exemptions above, the County of Riverside hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

The following findings shall be made prior to making a recommendation to grant approval of the Project, pursuant to the provisions of the Riverside County General Plan and the Elsinore Area Plan:

1. The project site has a General Plan Foundation Component of Community Development and Land Use Designation of Commercial Retail (CD:CR). The Commercial Retail land use designation provides jobs for local residents, contributes to enhancing and balancing communities economically, and facilitates a tax base that aids in providing needed public facilities and services (i.e. general uses such as grocery stores, drug stores, and other retail outlets). The project is considered a commercial use that provides retail sales, distribution, and cultivation of cannabis products that will provide local and regional retail services, provide for an increase to the local tax base, and through the Development Agreement No. 2000012, will provide contributions for local public facilities and services that will benefit the community.
2. The project site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan CD:CR Land Use Designation. The Commercial Retail land use designation in the Riverside County General Plan allows for the development of commercial retail uses at a neighborhood, community, and regional level, such as those that are conditionally permitted within the C-1/C-P zone. Section 19.522 of Ordinance No. 348 allows for a cannabis microbusiness facility in the C-1/C-P zone provided a conditional use permit is obtained.

3. The project is within the Lakeland Village Policy Area (LVPA). The LVPA sets the planning direction for the community of Lakeland Village, which is located in the southwestern part of the ELAP boundary – west of the City of Lake Elsinore and north of the City of Wildomar. The LVPA boundary stretches along Grand Avenue on both sides between Ortega Highway and Corydon Avenue. The General Plan policies for Lakeland Village provides guidance to coordinate development along Grand Avenue and its vicinity. The project site is located at the southern entrance into the LVPA. As such, the proposed project includes site enhancements that will create a stronger sense of place and entrance point into Lakeland Village.
4. The proposed use, a Cannabis Microbusiness, is allowed in the C-1/C-P Zoning Classification with an approved Conditional Use Permit. Pursuant to various sections of Ordinance No. 348, as described in greater details below in this staff report, the proposed project meets all of the conditional use findings, the development standards of the C-1/C-P Zoning Classification, permit requirements for all commercial cannabis activities, and cannabis microbusiness facility.

Conditional Use Permit Findings

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed commercial cannabis activity will be located in an existing shopping center that provides general commercial uses pursuant to the site's CD:CR designation and is conditioned to meet applicable State law and ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including, but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, and Landscaping. These departments have included conditions of approval that the project will be required to meet for prior to issuance of grading permits, prior to issuance of building permits, and prior to final of building permits. The project's Conditions of Approval ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The subject site has a land use designation of Commercial Retail (CR). The surrounding properties to the subject site are designated as Mixed Use Area (MUA). The zoning classifications of the subject site and abutting properties are General Commercial (C-1/C-P). The properties further out to the north and to the west of the subject site are currently vacant land and some residential dwellings. Properties to the east and south are within the City of Wildomar and contain vacant land and some residential dwellings. The proposed Project would provide local retail services and job opportunities to the surrounding community, while also encouraging the vision and goals of the General Plan for Commercial Retail areas. Additionally, the Project complies with the development standards of the C-1/C-P zone, as discussed further below. Therefore, the proposed Project conforms to the logical development of the land and will be compatible with the present and future logical developments of the surrounding properties.

4. The proposed cannabis microbusiness facility use will occupy Units B and G of an existing commercial shopping center. The project includes site improvements such as upgraded landscaping, some revised parking layout, asphalt coating, exterior painting of the commercial shopping center building, and upgraded/added trash enclosures pursuant to the approved conditional use permit. Further site improvements, such as vehicle parking spaces, trash enclosures, and landscaping will be constructed pursuant to the project exhibits and CUP200027 conditions of approval.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project proposes occupy two units within one existing commercial shopping center building. If another structure were to be built in the future; then a revision to this entitlement would be required and this requirement and a condition of approval would be installed. With no other structures proposed for this subject site, there is not a need to condition the project for requiring a subdivision where only one structure is on a parcel.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis microbusiness facilities, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 1 through 27 and Planning-All 1 through 31 of the Advisory Notification Document address odors, hours of operation, security, and similar concerns.
2. Section 19.506 of Ordinance No. 348 sets forth the public hearing and requirements of approval. A Planning Commission public hearing for CUP2000027 and DA2000012 is scheduled for March 24, 2021. Public notice was posted in the Press-Enterprise Newspaper on March 14, 2021 and mailed to owners of real property which were located within 1000 feet from the project site. Section 19.506 requires notices to be delivered to real property which is located 300' from the exterior boundaries of the subject property. The noticing radius was expanded to 1000 feet to yield at least 25 different property owners and per a request from the City of Wildomar. The project has complied or is conditioned to comply with all of the requirements of Sections 18.28 (Conditional Use Permit Findings are described above), 19.505 (all requirements are noted on the project's Advisory Notification Document), 19.523 (compliance with Cannabis Microbusiness Facilities standards are described below), 19.519 (compliance with Cannabis Retailer standards are described below), 19.521 (compliance with Cannabis Distribution Facilities standards are described below), and 19.511 (compliance with Cannabis Cultivation standards are described below). The project complies with the standards of the C-1/C-P Zone which is also described below.
3. Section 19.507 of Ordinance No. 348 sets forth Permit Expiration. Section 19.507 of Ordinance No. 348 sets forth Permit Expiration. This section requires all permittee to obtain a valid Cannabis license from the State of California within six (6) months of the conditional use permit's approval date. In the event the conditional of approval is not complied with, the conditional use permit will automatically become null and void on the six (6) month anniversary date of the conditional use permit's approval. The permit is also set to expire within ten (10) years of the effective date of the attached Development

Agreement (DA2000012), unless the term is modified or extended for an additional five years. This condition is included as (AND Planning 27 – Permit Expiration).

Development Standards of the C-1/C-P Zone

In addition to compliance with the Microbusiness Facilities, standards the project also complies with the development standards of the C-1/C-P Zoning Classification, as follows:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Therefore, the project meets this standard.
- B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The project does not propose construction nor does the existing building/structure (28 feet high) exceed 35 feet in height. Therefore, the project meets this standard.
- C. No building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project does not propose any construction nor does any of the existing building/structure (28 feet high) exceed 50 feet in height. Therefore, the project meets this standard.
- D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 14 vehicle parking spaces and has proposed 14 vehicle parking spaces to be utilized for the microbusiness. Furthermore, the existing commercial shopping center provides a total of 180 parking spaces. Therefore, the project meets this standard.
- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. No roof mounted equipment is proposed for the cannabis microbusiness and any existing or proposed roof mounted mechanical equipment would screen from view (90-Planning – Roof Equipment Shielding).

Cannabis Microbusiness Facilities Standards:

In addition to the approval requirements in Section 19.506 of this ordinance and development standards for the applicable zoning classification, Cannabis Microbusiness Facilities shall comply with the standards provided below.

- A. General Location: The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,200 feet from the

subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,200 feet of the site. Therefore, the project meets this standard.

- B. **Setbacks:** The proposed Cannabis Microbusiness Facility includes cannabis retail sales; as such the minimum setback from a residentially zoned lot line shall be a minimum of 40 feet. The cannabis retail building is not adjacent to a residential zone property but is still 240 feet from the closest residential lot line.
- C. **Activities:**
1. The proposed Cannabis Microbusiness Facility shall not transport or store non-cannabis goods. This is met because the project has been conditioned to meet this requirement (AND Planning- All 1 – Cannabis Microbusiness Operations – 1)
 2. The proposed Cannabis Microbusiness Facility may distribute and dispense Cannabis under a single Cannabis Microbusiness Facilities license issued by the State. This project does not include manufacturing uses, as this use is not allowed in the C-1/C-P Zone.
 3. The proposed Cannabis Microbusiness Facility may cultivate Cannabis indoors in an area less than 10,000 square feet. The total proposed cultivation area is within this standard as it is approximately 7,300 sqft.
 4. The proposed Cannabis Microbusiness Facility includes three of allowed commercial cannabis activities allowed by Section 19.523 C 4, including Indoor Cultivation up to 10,000 sq. ft., Distribution, and Retail sales.
- D. **Operations:** The proposed Cannabis Microbusiness Facility shall comply with the operational requirements set forth for Cannabis Retailer, Distribution, and Cultivation as described below.

Cannabis Microbusiness Facility Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The Cannabis Microbusiness Facility's operating plan demonstrates proper protocols and procedures that address enforcement priorities for Cannabis activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted and licensed sources within the State and not distributed out of State. The project has been conditioned to meet this requirement. (AND Planning – 11 General K. Monitoring Program and Planning 16 General O. Permit and License Posting)
3. The Cannabis Microbusiness Facility is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than recommended by State law. A radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
4. For Cannabis Microbusiness Facility lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat

violation on the site and all applicable fees have been paid. There are no records of any cannabis-related violations within the last 12 months exist at the project site.

In addition to meeting the Findings for the Cannabis Microbusiness Facility, the project also meets the additional Findings for Cannabis Retail, Cannabis Distribution, and Cannabis cultivation:

5. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (AND Planning-All 1 through 31) The Cannabis Distribution Facility is not open to the public.
6. The Indoor Cannabis Cultivation includes adequate measures that minimize use of water for cultivation on the lot. The proposed microbusiness will use the existing water lines provided within the existing building/unit space for their cultivation. Furthermore, the microbusiness will employ water quality and conservation measures including, but not limited to: educating their staff of water conservation measures, avoid water wasting techniques (i.e. water running during washing/rinsing procedures when no active washing or rinsing is occurring), using the toilet to flush and dispose of small items that are more properly disposed of using trash containers, identifying and reporting to management of leaks in any portion of the water delivery, distribution, and plumbing systems in and about the premises where the dispensary conducts its operations. Additionally, the microbusiness will employ water conserving equipment and materials that will provide for water meter monitors with technology to identify leaks, use of low flow equipment in sinks and toilets, and the use of cleaning agents that do not rely on water. With these measures in place, the proposed microbusiness will minimize the use of water to the best of their ability.
7. The Indoor Cannabis Cultivation includes quality control measures to ensure cultivation on the lot meets State and County regulatory standards. The proposed microbusiness has been conditioned to meet all State and County regulatory standards. Additionally, provisions and/or monitoring is implemented through the Development Agreement associated with the project (DA2000012).
8. The Indoor Cannabis Cultivation will operate in a manner that prevents Cannabis nuisance odors from being detected offsite. All spaces within the microbusiness that contain cannabis goods will be equipped with a carbon scrubbing filter(s). These filters are highly effective at eliminating odor that could be caused from the permeation of cannabis goods. The filters will include a powerful fan that will pull the air of the room towards the filter(s), pulling it through carbon (a known odor eliminator), and then reintroduced into the room (scrubbing). The carbon filter technology can completely scrub the premises every 5-10 minutes 24/7. With these measures in place, the proposed microbusiness will minimize nuisance odors from being detected offsite to the best of their ability

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of another existing or approved Cannabis Retailer.

3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
 4. The project is not located on a lot containing a residential dwelling unit because the existing property is a commercial shopping center and does not contain a dwelling or caretakers' unit.
 5. The minimum setback requirement for Cannabis Retailers that are located adjacent to residentially zoned property is 40 feet from the lot line. The cannabis retail building is not adjacent to a residential zone property but is still 240 feet from the closest residential lot line.
1. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. as shown below:
 - A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 1)
 - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 2)
 - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 3)
 - D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 4)
 - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 5)

- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows notes the maximum of 50 square feet for incidental goods that will be displayed at the sales counter only. It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 12)
- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project is not designed with a drive-in, drive-through, or walk up window and has further been conditioned to meet this standard. (AND Planning-All - Cannabis Retail Operations – 14)

Cannabis Distribution Facilities Standards:

1. The project complies with the Distribution operational requirements set forth in Ordinance No. 348 Section 19.521.C. as shown below:
 - a. Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 1)
 - b. In addition to the requirements of Ordinance No. 348 Section 19.505.Q. the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities:
 - i. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 2)
 - ii. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 2)
 - iii. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 2)
 - c. Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 3)
 - d. Cannabis Distribution Facilities shall not be open to the public. The Distribution component of the project is located in Unit G of the existing commercial shopping center building and is not readily accessible to any public areas of the retail component of the project. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 4)
 - e. Cannabis Distribution Facilities shall not transport or store non-cannabis goods. The project has been conditioned to meet this standard. (AND Planning-All - Distribution Operations – 5)

Cannabis Cultivation Standards:

1. The project complies with the Cultivation water and energy conservation requirements and operational requirements set forth in Ordinance No. 348 Section 19.511.G through I as shown below:
 - a. **ENERGY CONSERVATION MEASURES.** All Cannabis Cultivation operations shall include adequate measures to address the projected energy demand for Cannabis cultivation at the lot. On-site renewable energy generation shall be required for all Indoor Cannabis Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand. The project has been conditioned to meet this standard. (AND Planning-All - Cultivation Operations – 1)

- b. WATER CONSERVATION MEASURES. All Cannabis Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible. The project has been conditioned to meet this standard. (AND Planning-All - Cultivation Operations – 2)

- c. OPERATIONS.
 - i. All Cannabis Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All Indoor and Mixed Light Cannabis Cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The cultivation is proposed indoors and the portion of the building where it is proposed does not contain windows where any internal light would escape to be visible to neighboring properties. Furthermore, the project has been conditioned to meet this standard. (AND Planning-All - Cultivation Operations – 3)

 - ii. All Cannabis Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Cannabis Cultivation operations must be properly stored and secured to prevent access from the public. The project has been conditioned to meet this standard. (AND Planning-All - Cultivation Operations – 4)

 - iii. Onsite generators are prohibited, except as a source of energy in an emergency. Onsite generators for emergency use shall be included in the conditional use permit. The project is proposed within an existing building with electricity service and does not propose a generator on site. Regardless, the project has been conditioned to meet this standard. (AND Planning-All - Cultivation Operations – 5)

 - iv. Cannabis Cultivation within the A-1, A-P, A-2, and A-D Zones shall not include the retail sales of Cannabis or Cannabis Products. The project is not located within these zones, so this standard is not applicable.

Other Findings

1. The project site is located within Criteria Cell 5342 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The subject site has already been developed, and all applicable studies related to the WRCMSHCP would have been conducted with the initial construction of the existing building on site. The Project does not propose any significant expansion or alteration of the site as it would utilize the commercial building on site for operations and the existing parking lot for parking needs. For these reasons, the standards of Criteria Cell 5342 would not be impacted beyond the initial findings for the site.

2. The project site is located within both the City of Lake Elsinore and City of Wildomar Spheres of Influence. This project was provided to both the City of Lake Elsinore and City of Wildomar for review and comment. Staff had received written communication and/or phone calls from the City of Lake Elsinore and the City of Wildomar who provided questions and comments as it related to the project. Staff provided further revised exhibits and documentation from the applicant for the proposed project. The City of Wildomar provided additional comments and concluded their inquiry regarding the project. No further communication was received from the City of Lake Elsinore.
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. The project is located approximately 4,000 feet west of a private air strip known as Skylark Airport.
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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings

1. The project site is not located within a Cal Fire State Responsibility Area (“SRA”) and is not located within a fire hazard severity zone.

Development Agreement:

The applicant has proposed entering into the attached draft Development Agreement No. 2000012 (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety, or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning

Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project was presented before the Lakeland Village Community Advisory Council (CAC) on November 18, 2020.

DEVELOPMENT AGREEMENT NO. 2000012

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

[As required by Sections 103 and 103.5 of the *Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements*, all owners of fee simple title to all or any part of the real property which is the subject of a development agreement shall be necessary parties to the agreement. Also, any person having a legal or equitable interest in such real property who is reasonably necessary to ensure the full implementation and performance of the development agreement throughout its term shall be a necessary party. No hearing on a development agreement shall be held until and unless all necessary parties have agreed in writing to join in the application of the development agreement.]

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”)

establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants

hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means the calculated amount set forth in Exhibit “F”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-

construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;

- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in

accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 200027) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's Procedures and Requirements for the Consideration of Development Agreements set forth in Resolution No. 2020-124.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 200027.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors

Riverside County Administrative Center

4080 Lemon Street, First Floor

Riverside, CA 92502

Fax No. (951) 955-1071

with copies to:

County Executive Officer

Riverside County Administrative Center

4080 Lemon Street, 4th Floor

Riverside, CA 92501

Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use

Transportation and Land Management Agency

Riverside County Administrative Center,

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as

otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems

appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY’s reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole;

or,

- (c) Increase the maximum height and size of permitted buildings or structures;

or,

- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other

provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its

authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such

public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or

hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the

base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of 6%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 6% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on

cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER's total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also

agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project,

OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the “Monitoring Fee Prepayment”). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 200027 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement and CUP No. 200027 including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be

required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing

on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY

in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I,

Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

- (a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,
- (b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination

that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon

request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote

the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set

forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand

strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts,

which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

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

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material

Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated

responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

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

Dated: _____

By: _____
Karen Spiegel
Chair, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By: _____
Deputy
(SEAL)

OWNER:

Dated: _____

By: _____

Dated: _____

By: _____

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 2000012

LEGAL DESCRIPTION OF PROPERTY

(This exhibit will consist of the legal description of the subject property, as described on a provided current (no more than 30 days old) Title Report)

EXHIBIT "B"

Development Agreement No. 2000012

MAP OF PROPERTY AND ITS LOCATION

*(This Exhibit will indicate the property's legal (metes and bounds, if required) boundary
and its location)*

EXHIBIT "C"

Development Agreement No. 2000012

EXISTING DEVELOPMENT APPROVALS

(This exhibit will list all existing Development Approvals of the subject property)

SPECIFIC PLAN

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 2000012

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4933
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2020-124 Amending Procedures and Requirements for the
Consideration of Development Agreements
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 2000012

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 200027 permits a Cannabis Micro Business to operate within two suites of an existing building. The two suites total 9,875 square feet and are located on a 2.97 acre lot. The Cannabis Micro Business will include 7,300 square feet of indoor cultivation, 2,325 square feet of retail, and 250 square feet of distribution along with supporting storage, office, employee break area and reception area.

EXHIBIT "F"

Development Agreement No. 2000012

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Micro Business operating at the Property pursuant to CUP No. 200027 includes two suites totaling 9,875 square feet within an existing building on a 2.97 acre lot, which will include indoor cultivation, retail, distribution and supporting storage, office, employee break area and reception area as more specifically shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is the following: \$5.00 per square foot for the indoor cultivation, \$16.00 per square foot for the retail, and \$3.00 per square foot for the distribution. Therefore, the public base benefit payment will be \$74,450.00 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 2000012

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the following: 7,300 square feet for the indoor cultivation, 2,325 square feet for the retail and 250 square feet for the distribution totaling a 9,875 square foot area as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 2000012

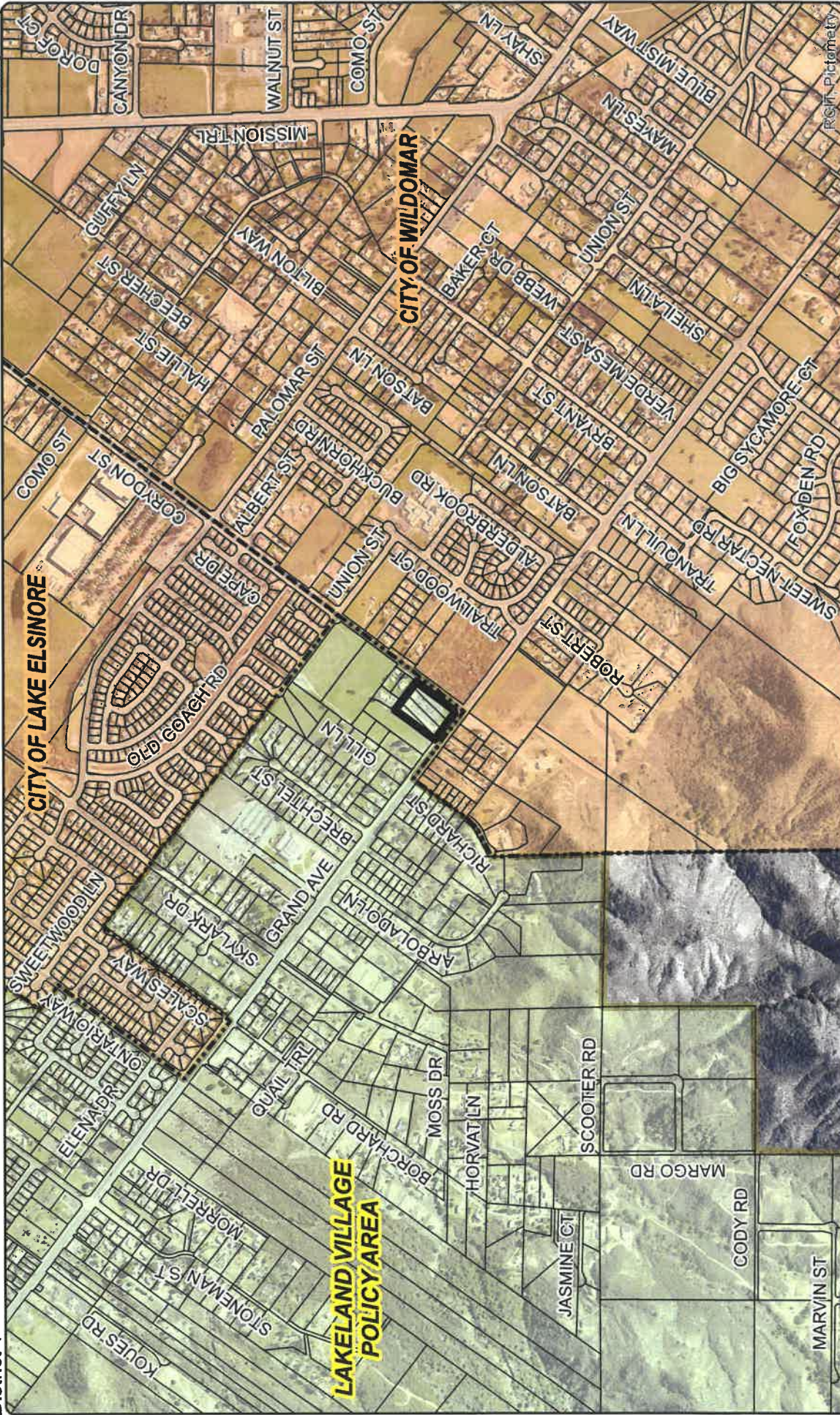
COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$97,000.00 with an annual increase of 6%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, OWNER will make effort to hire locally and participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP200027
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 01/20/2021
Vicinity Map



Zoning Area: South Elsinore

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2010, 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 offices in Riverside at (951)350-3000 (Western County) or in Palm Desert at (760)660-6277 (Eastern County) or Website: <http://www.riversideca.gov>

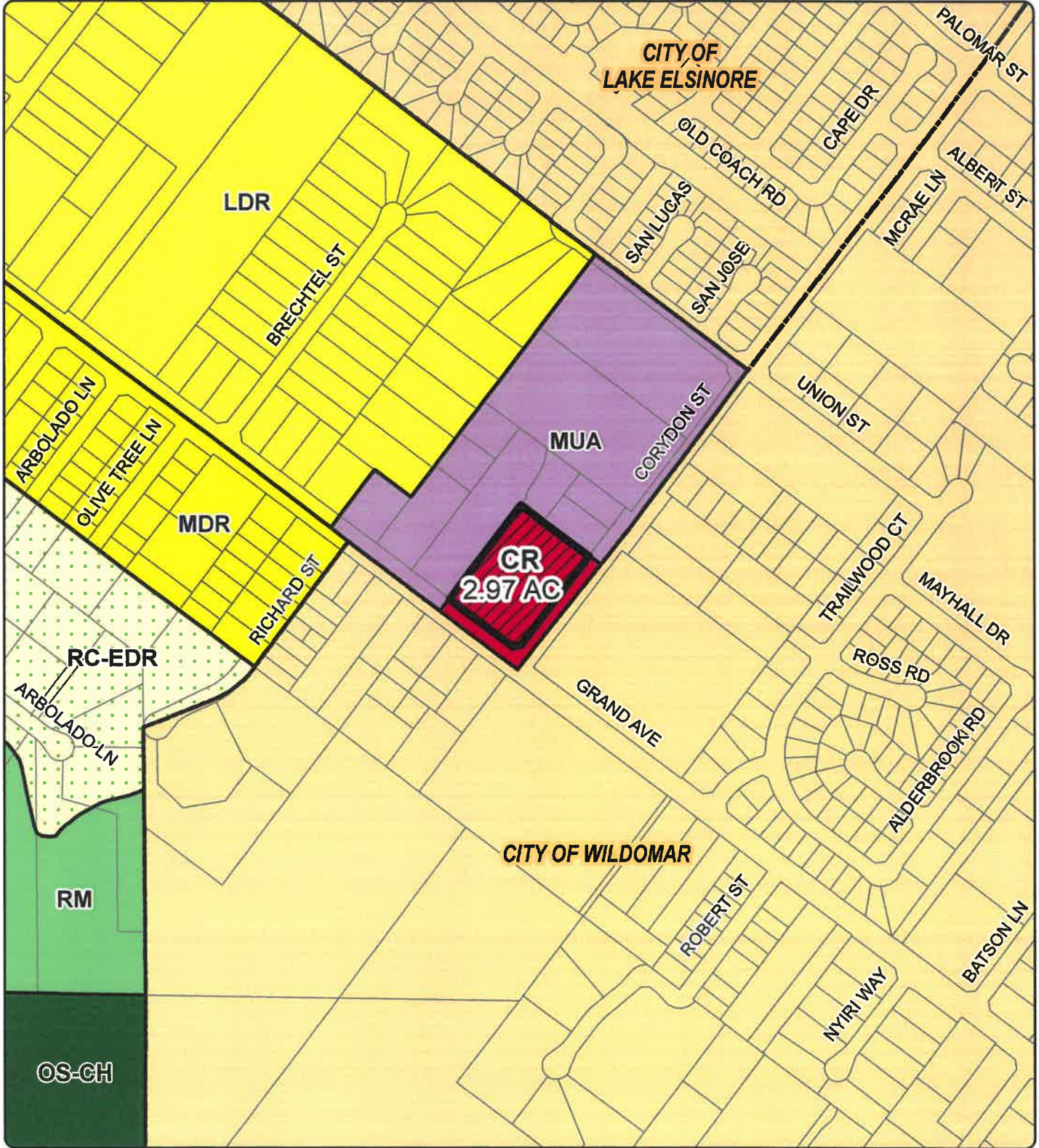
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200027

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 01/20/2021
Exhibit 5



Zoning Area: South Elsinore

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.rcrima.org>

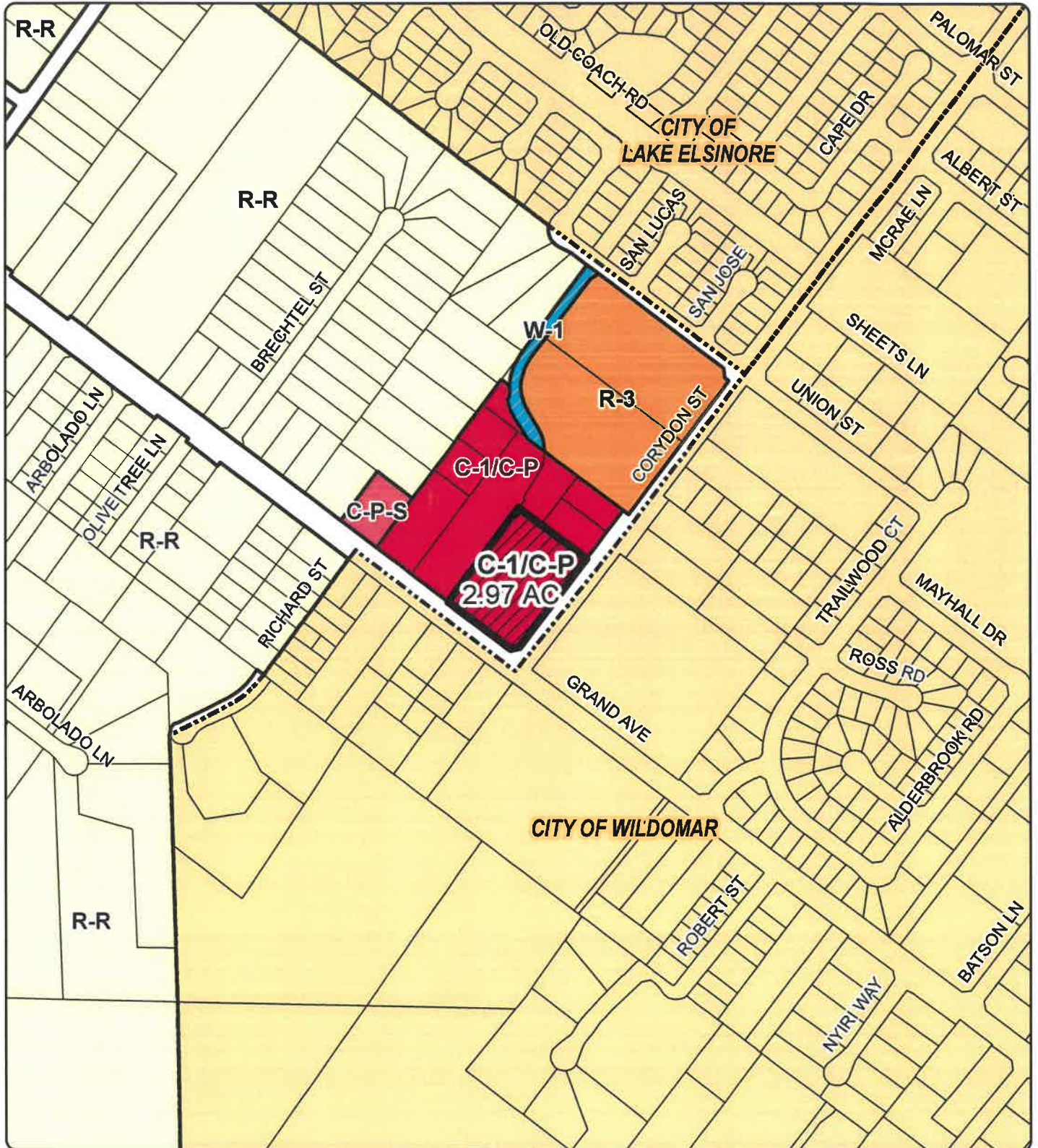
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200027

EXISTING ZONING

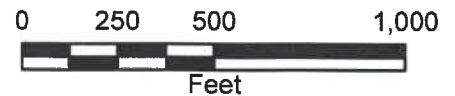
Supervisor: Jeffries
District 1

Date Drawn: 01/20/2021
Exhibit 2



Zoning Area: South Elsinore

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.crlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200027

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 01/20/2021
Exhibit 1



Zoning Area: South Elsinore

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>

BUILDING SUMMARY

APN: 370-310-007-9
RECORDING BOOK/PAGE: TBSRAW SEC 28 RHO
SUBDIVISION NAME: PM 7042

LOT SIZE: RECORDED LOT SIZE IS 2.97 ACRES
PROPERTY CHARACTERISTICS: CONSTRUCTED IN 1988

SUPERVISORIAL DISTRICT: KEVIN HEATRES, DISTRICT 1
TOWNSHIP/RANGE: THOMAS BROS. MAP PACE/GRID: B95, GRID: H5
ELEVATION: 1294 FT

MARCH JOINT POWERS AUTHORITY: NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
COUNTY SERVICE AREA: WESTERN RIVERSIDE COUNTY

SPECIFIC PLANS: NOT IN A COUNTY SERVICE AREA
GENERAL PLAN POLICY AREAS: LAKELAND VILLAGE POLICY AREA

ZONING OVERLAYS: NOT IN A ZONING OVERLAY
HISTORIC PRESERVATION DISTRICTS: NOT IN A HISTORIC PRESERVATION DISTRICT

AGRICULTURAL PRESERVE: NOT IN AN AGRICULTURAL PRESERVE
AGRICULTURAL ZONING: NOT IN AN AGRICULTURAL ZONING

COMMUNITY ADVISORY COUNCILS: NOT IN A COMMUNITY ADVISORY COUNCIL
CWMSHCP PLAN AREA: NOT IN A COACHELLA VALLEY CWMSHCP PLAN AREA

CWMSHCP CONSERVATION AREA: NOT IN A COACHELLA VALLEY CONSERVATION AREA
CWMSHCP FLUMINAL SAND TRANSPORT SPECIAL PROVISION AREAS: NOT IN A FLUMINAL SAND TRANSPORT SPECIAL PROVISION AREA

WATERSHED CELL GROUP: NOT IN A CELL GROUP
WATERSHED: SAN JACINTO VALLEY

WMSHCP CLASSIFICATION (ORD. 787): NOT IN A FIRE HAZARD ZONE
WMSHCP FEES: NOT IN A FIRE RESPONSIBILITY AREA

WMSHCP PLAN AREA: WESTERN RIVERSIDE COUNTY
WMSHCP PLAN AREA: WESTERN RIVERSIDE COUNTY

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WMSHCP PLAN AREA: WESTERN RIVERSIDE COUNTY

SCOPE OF WORK

SCOPE OF WORK: SITE TO REMAIN EXISTING. TENANT IMPROVEMENTS OF UNITS B&G IN 1980 GRAND AVE. LAKE ELSNORE TO BE CHANGED FROM 9,875 SF OF VACANT UNITS TO CANNABIS MICRO-BUSINESS WITH CULTIVATION AND DISTRIBUTION IN UNIT G.

PROJECT DESCRIPTION

1980 GRAND AVE. LAKE ELSNORE. UNIT G TO BE CHANGED FROM VACANT SPACE TO CANNABIS MICRO-BUSINESS WITH CULTIVATION AND DISTRIBUTION IN UNIT G. UNIT B WILL BE ADAPTED FROM 2,325 SF VACANT SPACE TO CANNABIS DISPENSARY (ADULT USE RETAIL) AND CANNABIS MICRO-BUSINESS WITH CULTIVATION AND DISTRIBUTION IN UNIT B.

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING:
A. 2019 EDITION OF THE CALIFORNIA BUILDING CODE & LATEST AMENDMENTS.
B. CALIFORNIA ADMINISTRATIVE CODE TITLES B, 19 AND 24
C. COUNTY OF RIVERSIDE CODE OF ORDINANCES.

2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY DESIGNER IMMEDIATELY FOR CLARIFICATIONS.

3. SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE APPROVAL OF THE DESIGNER.

4. THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF THE UNAVAILABILITY OF SPECIFIED MATERIALS OR EQUIPMENT WHICH WILL DELAY THE SCHEDULED CONSTRUCTION COMPLETION DATE.

5. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE FROM ALL TRASH AND DEBRIS, THE FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OTHER THE NEXT TRADE OR OCCUPANCY.

6. ANY WORK INSTALLED IN THE CONVECT WITH THE CONSTRUCTION DRAWINGS, WITHOUT PRIOR APPROVAL OF THE DESIGNER OR THE OWNER, SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

7. LIGHT, VENTILATION, AND SANITATION SHALL COMPLY WITH SECTION 1202-3.4 IF THE 2016 CALIFORNIA BUILDING CODE.

8. THE TITLE-24 ACCESS REGULATIONS AND THE TITLE-24 ENERGY CONSERVATION STANDARDS FOR NONRESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND THE DESIGN, DRAWINGS AND CALCULATIONS SUBMITTED CONFORM SUBSTANTIALLY WITH THOSE REGULATIONS.

9. THE BUILDING COMPLIES WITH TITLE-24 AND ADA-HANDICAP REQUIREMENTS ON ENTRANCE PATH OF TRAVEL TO AREAS BEING REMODELED AND RESTROOMS.

10. BUSINESS LICENSE REQUIRED FOR ALL SUBCONTRACTORS PRIOR TO PERMIT ISSUANCE.

SCOPE OF WORK

SCOPE OF WORK: SITE TO REMAIN EXISTING. TENANT IMPROVEMENTS OF UNITS B&G IN 1980 GRAND AVE. LAKE ELSNORE TO BE CHANGED FROM 9,875 SF OF VACANT UNITS TO CANNABIS MICRO-BUSINESS WITH CULTIVATION AND DISTRIBUTION IN UNIT G.

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BUILDING NOTES

GENERAL
AIR TREATMENT SYSTEM
AMIRACARE 4000 VOC CHEM WITH HEPA AND CARBON FILTERATION STACK. COVERS 10,000 FT3

*ALL USE OF AREAS ON THE PREMISES OF THE MEDICAL MARIJUANA DISPENSARY INCLUDING EXTERIOR LIGHTING... AIR TREATMENT SYSTEM AND SIGNAGE.

SHEET INDEX
T-01 TILE PLANE
SP-1 SITE PLAN
SP-2 SURVEYING
SP-3 PHOTOGRAPHIC PLAN

SZ-1 PROPOSED SIGN PLAN
SZ-2 PROPOSED SOLAR ZONE PLAN
A-1 FLOOR PLAN UNIT B
A-2 FLOOR PLAN UNIT G
A-3 EGRESS PLAN UNIT B
A-4 EGRESS PLAN UNIT G
A-5 ELEVATIONS

R-1 IRRIGATION PLAN
R-2 IRRIGATION PLAN
2,325 SF DISPENSARY OCCUPANCY
ACCORDING TO IBC TABLE 1004.1.2
GROUP M - MECHANICAL 160
2,325 SF / 80 SF = 29 OCCUPANTS

7,550 SF CULTIVATION OCCUPANCY
ACCORDING TO IBC TABLE 1004.1.2
GROUP F-1 - FACTORY INDUSTRIAL 1,320
7,550 SF / 200 SF = 38 OCCUPANTS

Table with columns: ROOM, AREA (SQ FT), OCCUPANCY (LUD), FLOOR ROOM, AREA (SQ FT), OCCUPANCY (LUD). Rows include STORAGE, SHOWROOM, DELIVERY ROOM, BACKROOM, LOBBY, etc.

Table with columns: ROOM, AREA (SQ FT), OCCUPANCY (LUD), FLOOR ROOM, AREA (SQ FT), OCCUPANCY (LUD). Rows include FLOWER ROOM 1, FLOWER ROOM 2, STORAGE ROOM, SHOWROOM, VED ROOM, PACK & DELIVER, SECURITY.

VICINITY MAP N.T.S.
BERRY CANYON RD
PALOMAR STREET
PALOMAR AVENUE
CERVAL STREET
TYPICAL CANYON RD

OWNER:
I.E. GARDENS 2 I.N.C.
MICROBUSINESS
APN# 370-310-007
1980 GRAND AVE,
LAKE ELSNORE CA
92530

JOB NO. I.E.G.1
DATE 08/01/2020
DRAWN MUNIRA RAHMAN
CHECKED
SCALE 1" = 20'

TITLE PAGE
SHEET TITLE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

REVISIONS DATE

PARKING REQUIREMENTS

ACCORDING TO COUNTY OF RIVERSIDE DEVELOPMENT CODE: TITLE 17-435: COMMERCIAL RETAIL IS 200 SF OF GROSS FLOOR AREA PER 1,000 SF OF GROSS FLOOR AREA.

1. PARKING REQUIRED FOR 2,325 SF DISPENSARY: 1 PARKING/200 SF
2. TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 2 PARKING SPACES ARE NEEDED FOR 3 EMPLOYEES AS IT RELATES TO CULTIVATION AND DISTRIBUTION FOR LARGEST SHIFTS. PROPOSED CULTIVATION: 7,550 SF
3. PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING: 2 EMPLOYEES / 3 EMPLOYEES
4. TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 2 PARKING SPACES FOR 3 EMPLOYEES
5. ELECTRIC VEHICLE CHARGING STATIONS

NEIGHBORHOOD COMPATIBILITY PLAN

THE COMMERCIAL CANNABIS BUSINESS INCLUDING EXTERIOR AREAS AND SURROUNDING PUBLIC AREAS, WILL BE MANAGED TO AVOID BECOMING A NUISANCE OR HAVING IMPACTS ON ITS NEIGHBORS AND THE SURROUNDING COMMUNITY. THIS WILL BE DONE BY SECURITY CAMERAS SURROUNDING THE PREMISES AND TREATMENT SYSTEM WILL BE ADDED TO CONTAIN ANY ODORS. PLEASE TO REFER TO SECURITY AND AIR-TREATMENT NOTES ON PAGE 59-1

SECURITY PLAN

ACCORDING TO IBC 504(6), SECURITY CAMERA FOOTAGE TO BE RETAINED FOR 90 DAYS. IBC 504(6) CAMERAS SHALL RECORD CONTINUOUSLY FOR 24 HOURS PER DAY. CAMERAS ROOM USED TO STORE, PREPARE AND PACKAGE CANNABIS. SECURITY CAMERAS TO BE ADDED TO EXTERIOR AND INTERIOR OF BUSINESS. AT LEAST ONE SECURITY GUARD WILL BE PRESENT 24 HOURS A DAY, 7 DAYS A WEEK. SECURITY GUARD WILL HAVE A SECURITY ID AND THEIR ID WILL BE THREE INCHES LONG. LONG SHIFTS ARE FROM 6:00 AM TO 2:00 PM, 2:00 PM TO 10:00 PM, 10:00 PM TO 6:00 AM. CULTIVATION, DISTRIBUTION AND PACKAGING MUST HAVE LIMITED ACCESS TO ONLY EMPLOYEES.

APPLICABLE CODES

COUNTY OF RIVERSIDE UNINCORPORATED CODE & ORDINANCES
2018 CBC
2018 CFC
2019 CFC
2019 CFC
2019 C.F.C.
2019 CA ENERGY
SEC.19.518 A-2 RETAIL & SEC. 19.509 A-1,2,3(CULTIVATION/DISTRO)

HYDROLOGY

LOOD PLAN REVIEW: OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED
WATER DISTRICT: WESTERN MUNICIPAL WATER DISTRICT
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
WATERSHED: SAN JACINTO VALLEY

ECOLOGIC

FACILITY ZONE: NOT IN A FACILITY ZONE
FAULTS: NOT IN A FAULT LINE
LIQUEFACTION POTENTIAL: MODERATE
SUBSIDIENCE: SUSCEPTIBLE
PALEONTOLOGICAL SENSITIVITY: LOW POTENTIAL (L)

MISCELLANEOUS

SCHOOL DISTRICT: LAKE ELSNORE UNITED
COMMUNITIES: LAKELAND VILLAGE
ZONING DISTRICT: C-1/C-P
ZONING CODE: TBSRAW SEC 28 RHO
FARMLAND: URBAN-BUILT UP LAND

CASE: CUP200027
EXHIBIT A: Title Sheet/ Site Plan
PLANNER: T. Wheeler
DATE: March 24, 2021

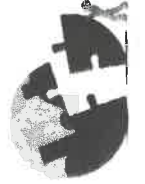


I.E. GARDENS
MICROBUSINESS
APN# 370-310-007
19380 GRAND AVE,
UNITS B&G
LAKE ELSINORE CA
92530

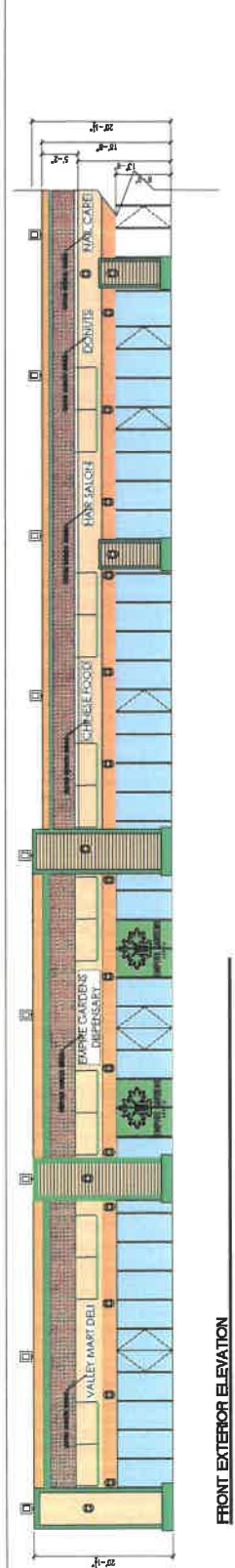


JOB NO. | I.E.G-1
DATE | 08/01/2020
DRAWN | MUJNA RAHMAN
CHECKED |
SHEET TITLE

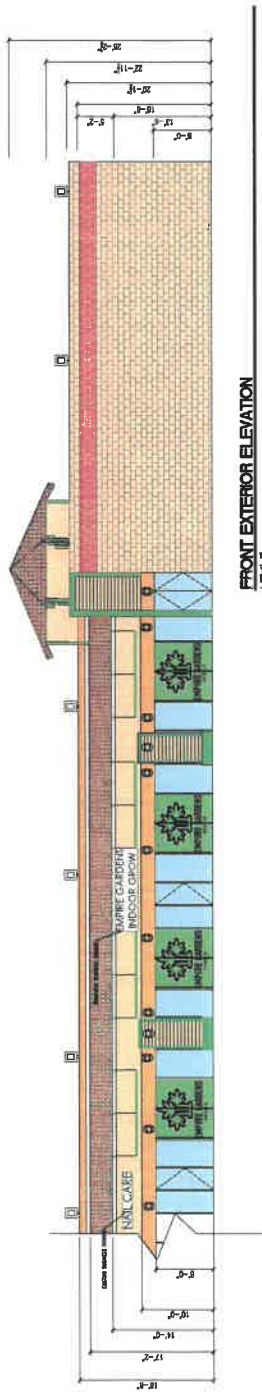
ELEVATIONS



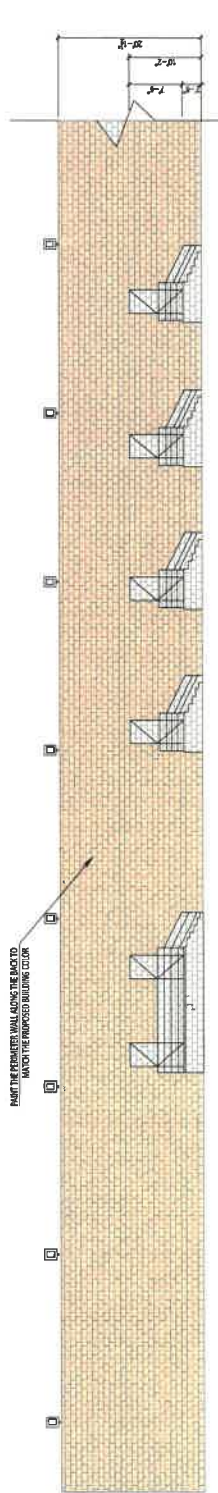
CASE: CUP200027
EXHIBIT B: Elevation Plan
PLANNER: T. Wheeler
DATE: March 24, 2021



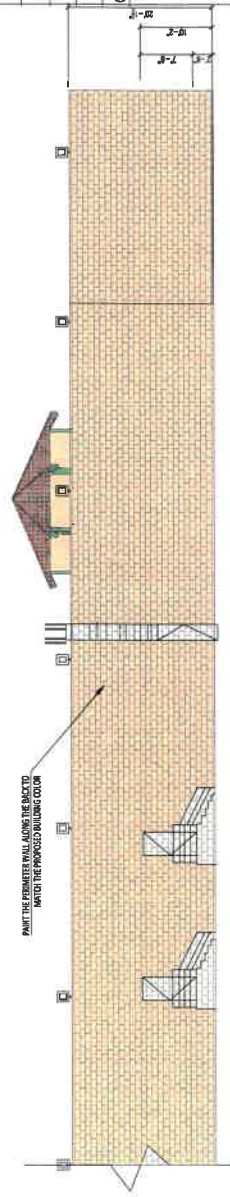
FRONT EXTERIOR ELEVATION
1/8"=1'-0"



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



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



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

A ELEVATIONS
Scale: 1/8"=1'

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOUBLE/SINGLE	QUANTITY	INTERIOR/EXTERIOR	DOOR LEAF/FRAME TYPE	FIRE RATING (F.R.)	HARDWARE	BREAK-AWAY DOOR PANEL	GLAZING MANUFACTURER	GLASS MODEL/ GLASS COLOR	NOTES
1	3'-0" X 7'-2"	SINGLE	1	EXTERIOR	1 1/2" BRONZE ALUMINUM	N/A	KEY-TUMBLER	NO	TEMPERED STANLEY	TEMPERED CLEAR GLAZE	NL. EXTERIOR GLAZE TO BE 5/8" CLEAR GLAZE OR CLEAR GLAZE WITH LOW E COATING.
2	6'-0" X 7'-2"	DOUBLE	1	EXTERIOR	BRONZE ALUMINUM	N/A	KEY-TUMBLER	NO	TEMPERED STANLEY	TEMPERED CLEAR GLAZE	SEE NOTES ON FLOOR PLAN FOR ALL GLAZING. ALL GLAZING TO BE 5/8" CLEAR GLAZE OR CLEAR GLAZE WITH LOW E COATING.
3	3'-0" X 6'-8"	SINGLE	1	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	THIS DOOR IS TO BE USED BY THE OWNER ONLY. ALL OTHERS TO BE USED BY THE OWNER ONLY. THIS DOOR IS TO BE USED BY THE OWNER ONLY. ALL OTHERS TO BE USED BY THE OWNER ONLY.
4	3'-0" X 6'-8"	SINGLE	1	EXTERIOR	STEEL WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	THIS DOOR IS TO BE USED BY THE OWNER ONLY. ALL OTHERS TO BE USED BY THE OWNER ONLY. THIS DOOR IS TO BE USED BY THE OWNER ONLY. ALL OTHERS TO BE USED BY THE OWNER ONLY.

WINDOW SCHEDULE

WINDOW LABEL	WINDOW DIMENSION	QUANTITY	WINDOW LEAF/FRAME TYPE	TEMPERED/NSA/TEMPERED	FINISH/NO FINISH	U-FACTOR	SHGC
5	4'-0" X 6'-0"	18	2"	TEMPERED	FINISH	3/8" GLASS	CLEAR

DESCRIPTION OF USES

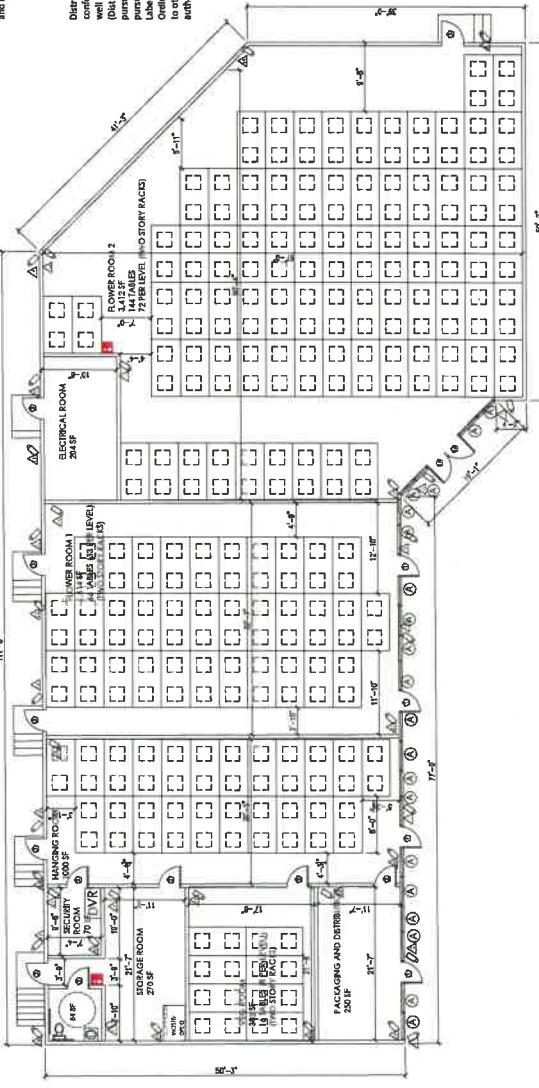
Application is applying for commercial cannabis retail, cultivation, and distribution uses under Section 19.500 of the County of Alameda's Ordinance 19.500. Applicant also seeks to use the building for other uses as permitted by Ordinance 19.500. In relevant part that an Applicant can perform commercial cannabis retail, cultivation, and distribution and be eligible for Microbusiness designation.

The State of California under the Bureau of Cannabis Control allows commercial cannabis retail, cultivation, and distribution under CCR 16 Div. 42, Ch. 4 (Microbusiness) as well as separately under § 5400 (Retail), and § 5300 (Distribution). Cultivation Applicant intends to perform commercial cannabis cultivation in compliance with State Law under CCR 16 Div. 42, Ch. 4 (Microbusiness) and § 5300 (Distribution) as well as State Law under CCR 16 Div. 42, Ch. 4 (Microbusiness). Applicant will cultivate commercial cannabis indoors and by the state of California.

1. Specifically, Applicant proposes an indoor cultivation area that consists of "lower rooms" (plus storage area of approx. 3k sq. ft.) as well as necessary plant area for related cultivation activity as listed on its proposed floor plan.

Distribution - Applicant intends to perform commercial cannabis distribution in conformity with § 19.500 of Ordinance 19.500 (Specifically, § 19.523 C among others) as well as State Law under CCR 16 Div. 42, Ch. 4 (Microbusiness) and § 5300 (Distribution). Applicant will cultivate cannabis then have it sent out for testing (Lab Testing) and packaging. The Applicant intends to distribute products in conformity with Ordinance 19.500 and applicable state law and as such will distribute cannabis products to other licensees, licensed facilities, or licensed locations for any licensed or unlicensed use.

2. Specifically, Applicant has a distribution area as part of the Microbusiness plan that includes processing and packaging, which is allowed by law as described above. Applicant will grow cannabis, send it out for testing in batches, and then batch, package, and distribute the same.



UNIT	ROOM	SF	AREA & ROOM DESCRIPTIONS
G	FLOWER ROOM	3,412 SF	THE ROOMS INSIDE THE CANNABIS PLANT ARE GROWN AND MAINTAINED WITH LIMITED AND TESTED AND MOVED. TALLS ARE 4'-2" TO 6'-0" AND ARE PLACED ON FACELINE. ALL FACELINE AREAS ARE TO BE OPEN TO BARBERS. THE ROOM ONLY PROVIDES EMPLOYEES EMPLOYEE ACCESS ONLY, LIMITED ACCESS AREA.
G	STORAGE ROOM	270 SF	THE CANNABIS PLANT ARE GROWN AND MAINTAINED WITH LIMITED AND TESTED AND MOVED. TALLS ARE 4'-2" TO 6'-0" AND ARE PLACED ON FACELINE. ALL FACELINE AREAS ARE TO BE OPEN TO BARBERS. THE ROOM ONLY PROVIDES EMPLOYEES EMPLOYEE ACCESS ONLY, LIMITED ACCESS AREA.
G	HANGING ROOM	1,000 SF	THE CANNABIS PLANT ARE GROWN AND MAINTAINED WITH LIMITED AND TESTED AND MOVED. TALLS ARE 4'-2" TO 6'-0" AND ARE PLACED ON FACELINE. ALL FACELINE AREAS ARE TO BE OPEN TO BARBERS. THE ROOM ONLY PROVIDES EMPLOYEES EMPLOYEE ACCESS ONLY, LIMITED ACCESS AREA.
G	PACKAGING/ DISTRIBUTION	260 SF	THE CANNABIS PLANT ARE GROWN AND MAINTAINED WITH LIMITED AND TESTED AND MOVED. TALLS ARE 4'-2" TO 6'-0" AND ARE PLACED ON FACELINE. ALL FACELINE AREAS ARE TO BE OPEN TO BARBERS. THE ROOM ONLY PROVIDES EMPLOYEES EMPLOYEE ACCESS ONLY, LIMITED ACCESS AREA.

PROPOSED FLOOR PLAN
SCALE 1/8" = 1' UNIT C

NOTES:
1. CARPENTRY INC. MICROBUSINESS
2. A.P.H. 370-310-007
3. 19940 GRAND AVE,
UNIT C
LARK ELSHORE CA 92530



LEGEND

- PROPOSED WALLS (NEW)
- SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
- ODOR CONTROL AMMIARE 4000 VCC CHEM
- SECURITY CAMERA RECORDING DEVICE
- SECURITY CAMERA NUMBER
- 200 WATT EXTERIOR LIGHTING
- ZAMBOR ZAMBOR

REVISIONS / ISSUED FOR

NO.	REVISION	DATE

E. GARDENS, INC
12199 HEACOCK STREET
UNIT 2, UNIT 3
MORENO VALLEY, CA 92553

DISCIPLINE: ARCHITECTURAL/ PLANNING

DRAWING TITLE: ARCHITECTURAL/ PLANNING

DRAWN BY: MUNA RAHMAN

DATE DRAWN: 8/1/2020

DRAWING SCALE: 1/4" = 1'

PROJECT NUMBER: LEG-1
DRAWING NUMBER: A3

NOTE:
 NO WATER SOFTENER TO BE USED. WATER IS NO FLOOR DRAINS TO BE USED. WATER IS COLLECTED IN A TRAY AND RECYCLED BACK INTO THE WATER TANKS. NO SPILLS OR CHEMICALS WILL REACH THE SEWER. DETAILS AVAILABLE ON IRRIGATION PLAN R-1 AND R-2. ALL CHEMICALS WILL BE STORED ON A SHELF IN THE VEG ROOM. ATTACHED IS A CHART OF CHEMICALS NAMES AND QUANTITY THAT WILL BE USED. THERE WILL BE NO EXTRACTATIONS AND NO USE OF A KITCHEN. THERE IS NO EDIBLE SETUP.
 SOIL WILL NOT BE USED, INSTEAD 6X6 FOAM CUBES WILL BE USED TO PLANT EACH CANNABIS. AFTER EACH HARVEST THE USED FOAM CUBES AND EXPIRED CHEMICALS WILL BE DISPOSED OF BY WASTE MANAGEMENT. THERE WILL BE NO DRAINAGE DOWN THE DRAINS.
 AFTER EACH HARVEST ALL CANNABIS WASTE, FOAM CUBES, AND CHEMICALS WILL BE PICKED UP BY WASTE MANAGEMENT PER HARVEST. EACH HARVEST LASTS 3 MONTHS. EVERY 3 MONTHS THE WASTE WILL BE PICKED UP BY WASTE MANAGEMENT.

Flora Series
 Expert Drain To Waste

Chart for Flora Series Expert Drain To Waste showing growth stages: Germination, Seedling, Early Growth, Transition, Late Growth, Early Bloom, Mid Bloom, Late Bloom, Harvest, and Finish. Includes columns for Base Nutrient, Roots, Weight, Aroma & Size, Flavors, and Shipping & Flush.

Flora Series
 Simple Drain To Waste

Chart for Flora Series Simple Drain To Waste showing growth stages: Germination, Seedling, Early Growth, Transition, Late Growth, Early Bloom, Mid Bloom, Late Bloom, Harvest, and Finish. Includes columns for Base Nutrient, Roots, Weight, Aroma & Size, Flavors, and Shipping & Flush.

NOTES:
 L.E. GARDENS 7 ENCL.
 MICROBUSINESS
 APRN# 370-010-007
 1000 GRAND AVE
 UNIT C
 LAKE ELSINORE CA 92530



NO. _____
 DATE _____
 REVISIONS / ISSUED FOR _____

DISCIPLINE:
 ARCHITECTURAL/PLANNING

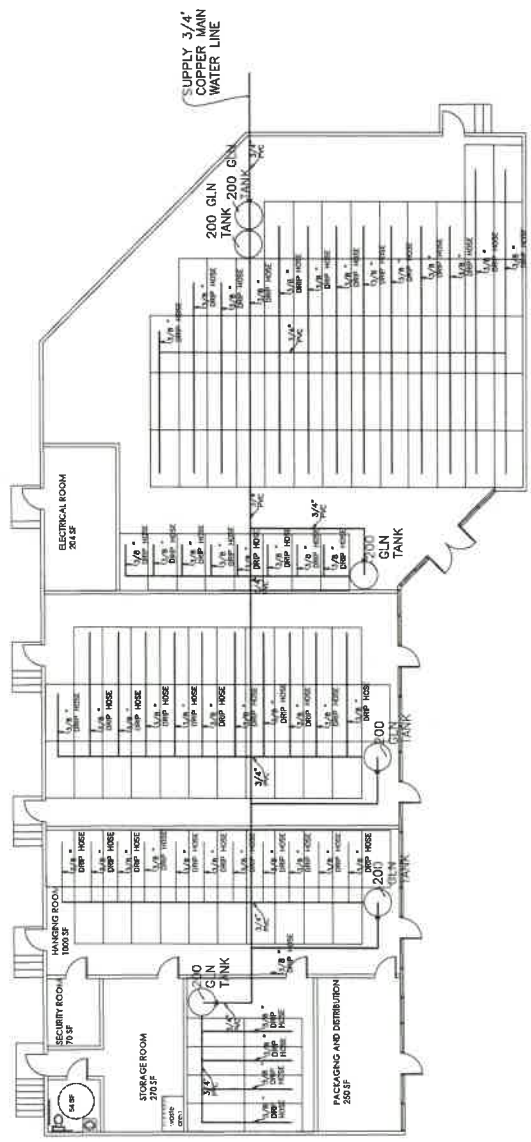
DRAWING TITLE:
 ARCHITECTURAL/PLANNING

DRAWN BY:
 MUNA RAHMAN

DATE DRAWN:
 8/1/2020

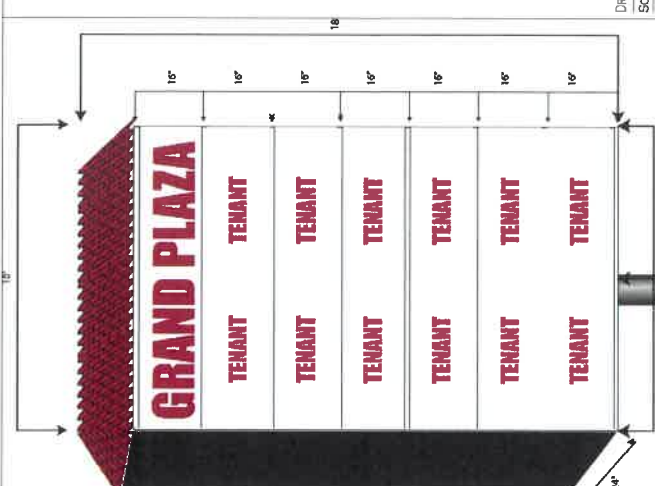
DRAWING SCALE:
 1/4" = 1'

PROJECT NUMBER: IEG-1
 DRAWING NUMBER:
 R-1

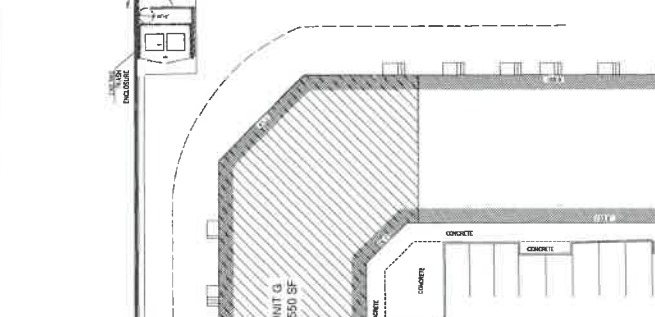


- Share
- 200 gallon white vertical poly tank/Container, 34x55x55, #034; water or chemical
- 200 gallon white vertical poly tank/Container, 34"x55", water or chemical

IRRIGATION PLAN
 SCALE 1/8" = 1'

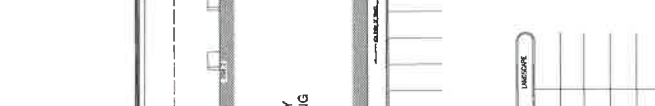


LEGEND



L.E. GARDENS 2 INC.
 APN# 370-310-007
 19980 GRAND AVE UNITS B&G
 LAKE ELSINORE, CA 92530

SCHEMATICS	DATE
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	
REVISIONS	DATE

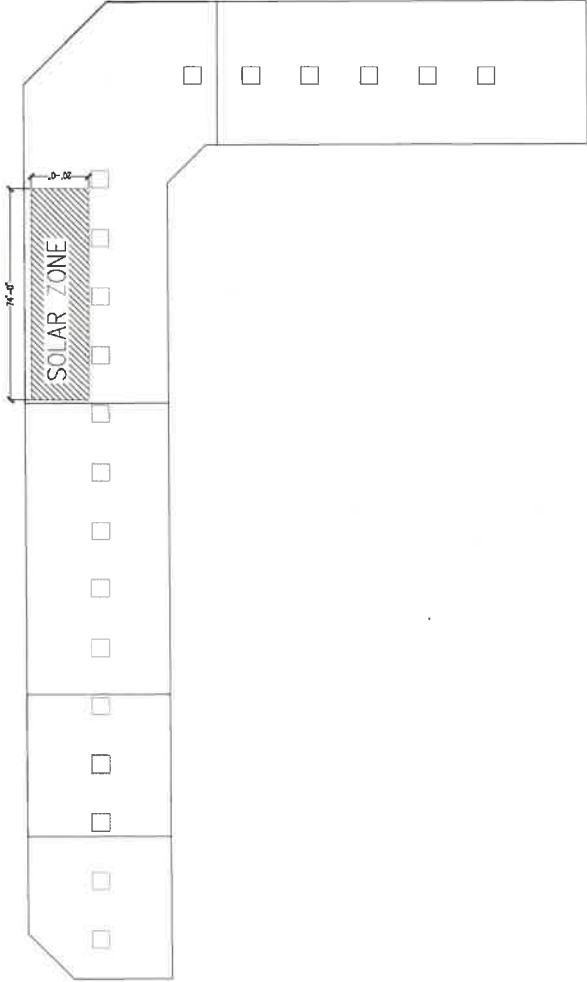


JOB NO. I.E.G.:1
 DATE 08/01/2020
 DRAWN MUNA RAHMAN
 CHECKED
 SCALE 1" = 20'
 SHEET TITLE
 PROPOSED

CASE: CUP200027
 EXHIBIT S: Signage Plan
 PLANNER: T. Wheeler
 DATE: March 24, 2021

PROPOSED SIGN PLAN
 SI





RENEWAL ENERGY CALCULATIONS

TOTAL BUILDING SQUARE FOOTAGE : 24,213 SF
 SOLAR ENERGY REQUIRES 15% OF TENANT IMPROVEMENT SQUARE FOOTAGE.
 UNIT B: 2,325 SF
 UNIT C: 7,350 SF
 TOTAL TENANT IMPROVEMENTS SQUARE FOOTAGE: 9,875 SF
 $9,875 \text{ SF} \times 0.15 = 1,481.25$
 $1,481.25 / 20 = 74.06$
 74 X 20 IS THE SOLAR ZONE



CASE: CUP200027
EXHIBIT Z: Solar Zone Plan
PLANNER: T. Wheeler
DATE: March 24, 2021

SOLAR ZONE

SZ

I.E. GARDENS 2 I.N.C.
 APN# 370-310-007
 19980 GRAND AVE UNITS B&G
 LAKE ELSINORE, CA 92530

DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	
REVISIONS	DATE



JOB NO.	I.E.G.1
DATE	08/01/2020
DRAWN	MUNA RAHWAN
CHECKED	
SCALE	1" = 20'

SHEET TITLE
 PROPOSED
 SOLAR ZONE
 SHEET NO.
 SZ-1



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Charissa Leach
TLMA Agency Director



02/24/21, 5:26 pm

CUP200027

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200027. 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 (CUP200027) 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. 200027 is a proposal for a Cannabis Micro Business Facility with Indoor Cultivation, Distribution, and Retail Sales within an existing shopping center. The Cannabis Micro Business would be located within Units B and G, totaling 9,875sqft., within the existing 24,213 sqft. commercial building for the shopping center. Unit B would consist of 2,325sqft for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300sqft. with flower rooms, a hanging room, and a veg room and the distribution area at 250sqft for packaging and deliveries; all totaling 7,550 sqft. The cannabis micro business facility would use 14 parking spaces within the existing 180 parking spaces provided by the existing commercial shopping center. The project would update the existing commercial shopping center with landscaping, signage and paint the exterior of the entire commercial shopping center building.

Development Agreement No. 2000012. The associated development agreement (DA2000012) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027, and will provide community benefits to the Elsinore Area.

The Project site is located north of Grand Avenue, west of Corydon Road, south of Union Street, east of Gill Lane. The project site address is 19880 Grand Avenue, Units B and G.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Lakeland Village Design Guidelines

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), dated March 24, 2021.
- Exhibit B (Elevations), dated March 24, 2021.
- Exhibit C (Floor Plans), dated March 24, 2021.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 24, 2021.
- Exhibit P (Photometric Plan), dated March 24, 2021.
- Exhibit S (Sign Plan), dated March 24, 2021.
- Exhibit Z (Solar Zone Plan), dated March 24, 2021.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - current California Building Code (CBC)
 - School District Impact Compliance – Lake Elsinore USD
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. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

4. Mitigation Fee Ordinances:

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Fire

Fire. 1 **Fire - Advisory**

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 **Flood Haz. Report**

10-1-2020

Conditional Use Permit (CUP) 200027 is a proposal to use two existing commercial building units (Units B & G) as a cannabis facility for indoor cultivation, distribution and retail sales in Elsinore Area. The existing one-story commercial building is located at northwest corner of Grand Avenue and Corydon Street. The case is related to CAN190069, PP009607, CUP03496 and DA2000012.

The topography in the area is a southwest-to-northeasterly slope. Before the development, the project site receives sheet flows from the south. PM 7042 (Jan.,1976) shows a natural watercourse flowing along the western property line and a floodplain traversing the western portion of the site, where the existing building is now located. After the development, Transportation and Land Management (TLMA) constructed a trapezoidal channel along the western property line to convey the natural watercourse and protect the site. District proposed Lakeland Village MDP Line O-10 in Grand Avenue extends northeasterly and runs parallel to western property line before connecting to upstream inlet of existing Corydon Channel (Proj. No. 3-0-00045, Dwg. No. 3-0186).

The District has reviewed the submitted Site Plan dated 8/1/2020. The current application will not involve any District facility. The District has no objection to this proposal.

Every effort has been made to identify all potential areas of concern for which the District will recommend

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

General

General. 1 General – Business Licensing

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

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

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

General. 4 General – Hold Harmless

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

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 General – Hold Harmless (cont.)

(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.

General. 5 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6 General – Review Fees

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

General - D. Health and Safety

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

Planning. 5

General - E. Development Agreement

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 6

General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

Planning. 7

General - G. Commercial Cannabis Activity Operator Qualifications

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

General - G. Commercial Cannabis Activity Operator Qualifications

the Penal Code.

4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article.

Planning. 8

General - H. Relocation of a Permitted Commercial Cannabis Activity

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

Planning. 9

General - I. Hours of Operation

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County. The proposed project's hours of operations will be 7:00 A.M. to 9:00 P.M.

Planning. 10

General - J. Inspections

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department.

Planning. 11

General - K. Monitoring Program

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements.

Planning. 12

General - L. Restriction on Alcohol and Tobacco Sales or

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity.

Planning. 13

General - M. Restriction on Consumption

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity.

Planning. 14

General - N. Security - Part 1

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

General - N. Security - Part 1 (cont.)

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days and shall be made available to the County upon request. The project applicant is providing 24 hour on-site security in 3 shifts of 8 hours each shift.

Planning. 15

General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.
10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 15****General - N. Security - Part 2 (cont.)**

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 16**General - O. Permit and License Posting**

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

Planning. 17**General - P. Signage**

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

General - P. Signage (cont.)

building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

8. Signage shall not be directly illuminated, internally or externally.

9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Planning. 18

General - Q. Records

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

Planning. 19

General - R. Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

Planning. 20

General - S. Waste Water

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 20****General - S. Waste Water (cont.)**

Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 21**General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

Planning. 22**General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

Planning. 23**General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

Planning. 24**General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 25**General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 General - X. Material Alterations to Premises (cont.)

compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

Planning. 26 General - Y. Multiple Commercial Cannabis Activities

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

Planning. 27 Permit Expiration

Pursuant to Ord. 348 Section 19.507 Permit Expiration:

A. All conditional use permits granted for a Commercial Cannabis Activity shall be conditioned for the permittee to obtain a valid Cannabis license from the State of California within six (6) months of the conditional use permit’s approval date. In the event the condition of approval is not complied with, the conditional use permit will automatically become null and void on the six (6) month anniversary date of the conditional use permit’s approval.

B. All conditional use permits issued for a Commercial Cannabis Activity shall expire as provided in each permit’s conditions of approval and development agreement. No less than six (6) months from the expiration date, the permittee may request the conditional use permit to be renewed as provided in the development agreement. Any request for renewal shall be in writing to the Planning Department and in conjunction with a revised permit application. The renewal request and revised permit application shall be processed in accordance with the procedures for processing the original permit, including any requirements for public hearing, notice of hearing and all rights of appeal. If all obligations detailed within the development agreement associated with the permit are not met, the revised permit application and renewal request will be recommended for denial. If a request for renewal is not requested or is not granted the conditional use permit shall be deemed expired on the date set forth in the permit’s conditions of approval and development agreement.

Planning-All

Planning-All. 1 Cannabis Microbusiness Operations – 1

Cannabis Microbusiness Facilities shall not transport or store non-cannabis goods, excluding any non-cannabis goods associated with a retail component that may include up to 10% of its floor area for non-cannabis goods.

Planning-All. 2 Cannabis Microbusiness Operations – 2

Cannabis Microbusiness Facilities may distribute, manufacture (without volatile solvents) and dispense Cannabis under a single Cannabis Microbusiness Facilities license issued by the State.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 Cannabis Microbusiness Operations – 3

Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an area less than 10,000 square feet.

Planning-All. 4 Cannabis Microbusiness Operations – 4

Cannabis Microbusiness Facilities shall include at least three of the following Commercial Cannabis Activities, which shall be set forth in the conditional use permit; Indoor Cultivation up to 10,000 square feet, Manufacturing (with non-volatile solvents), Distribution, and Retail sales pursuant to State License requirements.

Planning-All. 5 Cannabis Microbusiness Operations – 5

Cannabis Microbusiness Facilities shall comply with the operational requirements set forth in Article XIXh of Ordinance No. 348 that apply to the specified uses authorized by the approved conditional use permits, and the water and energy conservation standards as applicable to Cannabis Microbusiness Facilities that includes cultivation.

Planning-All. 6 Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 7 Cannabis Retail Operations - 10

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

Planning-All. 8 Cannabis Retail Operations - 11

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

Planning-All. 9 Cannabis Retail Operations - 12

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

Planning-All. 10 Cannabis Retail Operations - 13

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 11 Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

Planning-All. 12 Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

Planning-All. 13 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 14 Cannabis Retail Operations - 4

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

Planning-All. 15 Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 16 Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 17 Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

Planning-All. 18 Cannabis Retail Operations - 8

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 19 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 19 Cannabis Retail Operations - 9 (cont.)**

Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Planning-All. 20 Cultivation Operations - 1

All Cannabis Cultivation operations shall include adequate measures to address the projected energy demand for Cannabis cultivation at the lot. On-site renewable energy generation shall be required for all Indoor Cannabis Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.

Planning-All. 21 Cultivation Operations - 2

All Cannabis Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.

Planning-All. 22 Cultivation Operations - 3

All Cannabis Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All Indoor and Mixed Light Cannabis Cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.

Planning-All. 23 Cultivation Operations - 4

All Cannabis Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Cannabis Cultivation operations must be properly stored and secured to prevent access from the public.

Planning-All. 24 Cultivation Operations - 5

Cannabis Distribution Facilities shall not transport or store non-cannabis goods, excluding any non-cannabis goods associated with a retail component that may include up to 10% of its floor area for non-cannabis goods.

Planning-All. 25 Development Agreement Funding - 45 Days

The project developer has 45 days from the date of approval of the Commercial Cannabis project and Adoption of the Development Agreement to Fund the Development Agreement No. 2000012 (DA2000012). Per the Development Agreement, funds for over site review, including the yearly reviews of the Commercial Cannabis activities and DA milestones, need to be funded. Please contact the Planning

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 25 Development Agreement Funding - 45 Days (cont.)

Department for further details.

Refer to DA2000012 for further details and the amount required to be paid.

Planning-All. 26 Distribution Operations – 1

Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.

Planning-All. 27 Distribution Operations – 2

In addition to the requirements of Ordinance No. 348 Section 19.505.Q. and consistent with the California "Track and Trace" requirements, the following record keeping measures are required to be implemented for all Cannabis Distribution Facilities: i. Prior to transporting Cannabis or Cannabis Products, a shipping manifest shall be completed as required by state law and regulations. ii. A copy of the shipping manifest shall be maintained during transportation and shall be made available upon request to law enforcement or any agents of the State or County charged with enforcement. iii. Cannabis Distribution Facilities shall maintain appropriate records of transactions and shipping manifests that demonstrate an organized method of storing and transporting Cannabis and Cannabis Products to maintain a clear chain of custody.

Planning-All. 28 Distribution Operations – 3

Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.

Planning-All. 29 Distribution Operations – 4

Cannabis Distribution Facilities shall not be open to the public. The Distribution component of the project is located in Unit G of the existing commercial shopping center building and is not readily accessible to any public areas of the retail component of the project.

Planning-All. 30 Distribution Operations – 5

Cannabis Distribution Facilities shall not transport or store non-cannabis goods, excluding any non-cannabis goods associated with a retail component that may include up to 10% of its floor area for non-cannabis goods.

Planning-All. 31 Renewable Energy - Installed

In accordance with measure Ordinance No. 348 Section 19.511.G for cannabis cultivation, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy", prior to occupancy, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

ADVISORY NOTIFICATION DOCUMENT

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 State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

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. 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.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: CUP200027

Parcel: 370310007

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 DA Funding - Prior to Grading Issuance Not Satisfied

Prior to grading permit issuance, for all Development Agreements regarding Commercial Cannabis, funds must be paid in accordance to the DA adopted for the project. This condition of approval cannot be deferred.

Transportation

060 - Transportation. 1 RCTD - 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.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24x36 inches) 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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4) 2.

Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4) 3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 2 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.) 2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) Please contact your local water purveyor and obtain a fire flow letter for the closest fire hydrant. Only

Plan: CUP200027

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

Landscaping shall be improved for the following on-site and off-site/road right-of-way areas or easements adjacent to the public right-of-way areas as provided per the conceptual landscape plans provided under CUP200027 - Exhibit L. Said landscaping shall be installed as per the conceptual landscape plans and/or as determined by the Transportation Department - Landscape Division.

080 - Transportation. 2 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT 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) Streetlights.

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

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

080 - Transportation. 3 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.

080 - Transportation. 4 RCTD - UTILITY PLAN Not Satisfied

Electrical power and street lighting 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. A written proof for initiating the design of street lighting shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of

Plan: CUP200027

Parcel: 370310007

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied

each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1) Any limited access devices shall be reviewed and accepted by the fire department, prior to final approval.

Planning

090 - Planning. 1 090 - Obtain State License Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

090 - Planning. 2 090 - Sheriff's Signage for No Loitering Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no loitering" signs from the Riverside County Sheriff's Department. Said signage provides additional

Plan: CUP200027

Parcel: 370310007

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 **090 - Sheriff's Signage for No Loitering (cont.)** **Not Satisfied**
authorization for the Riverside County Sheriff's Department to assist, as needed on site.

090 - Planning. 3 **090-Planning-ELECTRICAL VEHICLE PARKING** **Not Satisfied**

A minimum of two (2) 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. **This project is not required to provide electrical vehicle parking spaces, but the applicant has chosen to install them.*

090 - Planning. 4 **090-Planning-USE - ACCESSIBLE PARKING** **Not Satisfied**

A minimum of four (4) accessible parking space 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.

090 - Planning. 5 **090-Planning-USE - Parking Paving Materials** **Not Satisfied**

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s) for the commercial cannabis microbusiness. The existing commercial shopping center provides a total of 180 parking spaces. The parking area shall be surfaced with asphaltic concrete or concrete and have provided asphalt coating over the entire front, sides, and rear parking and passageways to current standards as approved by the Department of Building and Safety.

090 - Planning. 6 **090-Planning-USE - ROOF EQUIPMENT SHIELDING** **Not Satisfied**

Roof-mounted equipment shall be shielded from ground view as shown on APPROVED EXHIBIT(s). Screening material shall be subject to Planning Department approval.

090 - Planning. 7 **090-Planning-USE - TRASH ENCLOSURES** **Not Satisfied**

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

Plan: CUP200027

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall locations shall be in conformance with APPROVED EXHIBIT(s).

Transportation

090 - Transportation. 1 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. 2 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department. A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3 RCTD - PAYMENT OF TRANSPORTATION FEES 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:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 4 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets

Plan: CUP200027

Parcel: 370310007

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - STREETLIGHTS INSTALL (cont.) Not Satisfied
associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 5 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. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

The Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial Recycling and Organics Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 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.



September 28, 2020

Tim Wheeler, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: Conditional Use Permit No. 200027 and Development Agreement No. 2000012
A Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd
Assessor Parcel Number 370-310-007**

Dear Mr. Wheeler;

Thank you for the opportunity to review and provide comments on the above-mentioned project, which proposes to develop a Cannabis Micro Business Facility with 5,408 sq. ft. of indoor cultivation, 520 sq. ft. distribution area, and 2,325 sq. ft. of retail sales with 26 parking spaces on 2.97-acre property. The subject property is located near the City of Lake Elsinore (City) limits close to the Serenity Homes subdivision and within the Lakeland Village Sphere of influence in the City's General Plan.

Although the City of Lake Elsinore does not oppose cannabis facilities in general, the City is strongly opposed to this specific facility due to its location and the potential adverse impacts to the surrounding residential neighborhoods. The cannabis ordinance adopted by the City was very careful to ensure that cannabis businesses are only allowed in industrial zoned properties away from residential uses and sensitive receptors. The ordinance ensured residential communities would not be impacted by traffic, noise, light, odors or any other potentially significant impacts associated with cannabis operations.

In stark contrast to the City's considerations in siting cannabis-related uses, the subject property is located within the Lakeland Village Sphere of Influence in the Lake Elsinore General Plan in close proximity to residential neighborhoods where cannabis facilities are not envisioned.

The City is deeply concerned that the proposed project would have potentially significant negative impacts on the surrounding residential area related to traffic, odor, noise and public safety. At this time, the City does not have information on whether a Traffic Impact Analysis has been performed for the proposed project. In addition, no information has been provided regarding the project's noise and odor impacts to the surrounding residential area and sensitive receptors. Because of the lack of information at this time, the potential impacts to the residential character and quality of life of neighborhoods in the City of Lake Elsinore and the surrounding vicinity are unknown and of considerable concern. In addition to potentially significant adverse environmental impacts, the potential degradation of property values in the vicinity of the proposed project are also of concern.

The City requests to be included in your distribution list(s) for public notices, circulation of all documents, including environmental review documents, and all other applicable documents pertaining to this project.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Justin Kirk', written over a horizontal line.

Justin Kirk,
Assistant Community Development Director

cc: Grant Yates, City Manager
Mayor and City Council
Charissa Leach, Assistant TLMA Director

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Wednesday, January 13, 2021 10:48 AM
To: Justin Kirk
Cc: Nanthavongdouangsy, Phayvanh
Subject: RE: Conditional Use Permit 200027 and Development Agreement 2000012
Attachments: CUP200027.2nd Sub-Responses to Unresolved Issues-Security Plans & Responses to Cities.pdf

Good Morning Justin,

This project submitted for its 2nd round of comments and review just before the holidays.

Please see their attached "response to comments" for the city.

Please let me know as soon as you can if you have any further questions or concerns with this project, CUP200027.

I am working on the Staff Report and project package. The applicant is looking to get to a public hearing within the next month or two and I would like to have this project address any of the cities concerns, to the best of their abilities and per County ordinances, as we can.

Let me know if you need anything further from me. I look forward to hearing from you.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: Justin Kirk <jkirk@Lake-Elsinore.org>
Sent: Wednesday, September 30, 2020 2:10 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Leach, Charissa <cleach@rivco.org>
Subject: Conditional Use Permit 200027 and Development Agreement 2000012

Mr. Wheeler;

I hope that you are well. The City received an initial case transmittal for a proposed Cannabis facility located APN: 370-310-007. Attached to this email are the comments on behalf of the City of Lake Elsinore regarding this project. Should you have any questions or would like to discuss please let me know.

Regards,



Justin Kirk
Assistant Community Development Director
City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530
951-674-3124, ext. 284
jkirk@lake-elsinore.org

Dustin Nigg, Mayor, District 2
Bridgette Moore, Mayor Pro Tem, District 4
Ben J. Benoit, Council Member, District 1
Joseph Morabito Council Member, District 3
Marsha Swanson, Council Member, District 5



23873 Clinton Keith Rd, Ste 201
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax

September 30, 2020

Mr. Timothy, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street – 12th floor
Riverside, CA 92501

Subject: CUP 200027 & DA 2000012 – I.E. Gardens 2, Inc., Cannabis Microbusiness Proposal located at 19980 Grand Avenue (APN: 370-310-007)

Dear Tim,

On behalf of the City of Wildomar, thank you for the opportunity to review and comment on the cannabis application noted above. The city has completed its review of the project materials sent to us on September 24, 2020. After reviewing the submittal package, the City of Wildomar has the following comments on this cannabis proposal.

1. The vicinity map on the file sheet appears to show a parcel that is not the Grand Avenue Plaza site. We ask that this be corrected.
2. Because of its proximity to the city, we would ask that the applicant be required to submit a "Safety/Security Plan" for our review that includes the following security requirements:
 - o Video Surveillance system including the following:
 - Security cameras and digital storage of recordings shall be maintained in good condition and used in an on-going manner, twenty-four hours per day, seven days per week.
 - The security system must maintain at least 90 days of digitally recorded video for each security camera in the licensed premises. Security footage should be stored in an MPEG4, MJPEG, H.264, or another format approved by the local licensing authority in writing.
 - Security cameras must provide adequate and sufficient coverage for the facility, which must include, but need to be limited to, all limited access areas, all areas of ingress and egress, point of sale, the public areas, storage areas, and any other areas as required by this chapter and the MAUCRSA.
 - The video surveillance system must be equipped with a failure notification system that provides prompt notification to the manager of record of the licensed premises of the cannabis business of any surveillance interruption or complete failure of the surveillance system that lasts longer than fifteen minutes.
 - The video surveillance system shall have sufficient battery backup to support a minimum of fifteen minutes of recording in the event of a power outage.
 - o Alarm System that addresses interior and exterior security concerns and be installed on all perimeter entry points and perimeter windows, operated, and monitored by a security company licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services.
 - o Signage Requirements as follows:

- A sign shall be posted in a conspicuous place near each point of public access which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one inch in height, stating "All Activities Monitored by Video Camera."
 - Limited access areas shall be clearly identified by the posting of a sign which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one-half inch in height, which shall state, "Limited Access Area—Authorized Personnel Only."
 - Lighting. The business entrance(s) and all window areas shall be illuminated during evening hours. The cannabis business shall comply with the City's Light Pollution Ordinance (Chapter 8.64 of WMC) regarding standards for fixture type, wattage, illumination levels, and shielding. This will ensure no lighting impacts on our nearby residences.
 - Commercial-Grade Locks. All points of ingress and egress to a licensed premises shall ensure the use of commercial-grade, nonresidential door locks or window locks.
 - Notification of Local Licensing Authority and Law Enforcement. A cannabis business shall notify the appropriate law enforcement authorities within twenty-four hours after discovering any of the following:
 - Significant discrepancies identified during inventory;
 - Diversion, theft, loss, or any criminal activity involving the retailer or any employee or agent of the retailer;
 - The loss or unauthorized alteration of records related to cannabis, cannabis patients, primary caregivers, or retailer employees or agents; or any other breach of security.
 - A description of security measures and a proposed schematic (floor or site plan) of the overall facility. The included floor plan or site plan shall depict canopy areas, all areas open to employees, including restrooms, sales areas and areas to secure Cannabis and Cannabis Products. The security plan shall also have details on operational security, including but not limited to general security policies for the facility. In particular, security plans should describe the overall approach to operational safety as it relates to employees, customers, businesses, and the community.
3. Because of its proximity to the city, we would ask that the applicant be required to submit a "Waste Disposal Plan" which shall include evaluation of, but not be limited to, the following:
- Chemical, Dangerous and Hazardous Waste. Disposal of chemical, dangerous or hazardous waste must be conducted in a manner consistent with federal, state and local laws, regulations, rules or other requirements. This may include, but is not limited to, the disposal of all pesticide or other chemicals used in the cultivation process, certain solvents or other chemicals used in the production of cannabis concentrate.
 - Cannabis Waste. Cannabis waste shall be stored, managed, and disposed of in accordance with Section 5054 (Destruction of Cannabis Goods Prior to Disposal) of Title 16, Division 42 of the California Code of Regulations, as that section may be amended or renumbered from time to time.
4. Because of its proximity to the city, we would ask that the applicant be required to submit an "Odor Abatement Plan" that addresses nuisance odors to prevent Cannabis nuisance odors from being detected offsite. All commercial cannabis activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial cannabis activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located

inside the same building as the Commercial Cannabis Activity (Indoor). In order to control nuisances such as odors, humidity and mold, state what equipment and measures that the business will implement.

5. Because of its proximity to the city, we would ask that the applicant be required to submit a "Visitor Requirement Plan" outlining how visitors will be managed that includes, but is not be limited to, the following requirements:
 - o Visitors. Any individual permitted to enter a limited access area who is not an owner or employee of the cannabis business is a visitor for the purposes of this section. Notwithstanding the foregoing, state and local employees, or their official designees, shall not be considered a visitor provided the individual is on the licensed premises for purposes of official government business.
 - o Visitors Identification and Record Requirements. Prior to permitting a visitor into a limited access area, a cannabis business must check the individual's valid government issued identification. The visitor shall be required to sign the cannabis business's visitor log, which must include the individual's name, date of entry, and purpose for entry.
 - o Visitors Must Be at Least Twenty-One Years of Age. A cannabis business may not permit a visitor who is less than twenty-one years of age to enter a limited access area.
 - o Visitors Prohibited Conduct. A visitor shall not be permitted to engage in the cultivation, preparation, processing, manufacturing, packaging, labeling, transportation, or sale of cannabis.
6. Because of its proximity to the city, we would ask that the applicant be required to submit a "Neighborhood Compatibility Plan" that address how the Cannabis Business will be managed so as to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. A neighborhood outreach meeting is strongly encouraged before public hearings are scheduled.

The City and Mayor Pro-Tem Bridgette Moore would appreciate being added to the public hearing notification list for any future meetings related to this cannabis proposal. Given its close proximity to city limits and City Council District 4 boundaries, having an opportunity to attend any hearings or submit public comments would be important to us.

Again, thank you for allowing us to comment on this proposal. Please contact me at your convenience if you have questions or clarification from the city. I can be reached at (951) 677-7751, Ext. 213, or you can email me at mbassi@cityofwildomar.org.

Sincerely,



Matthew C. Bassi
Planning Director

CC: Mayor Pro Tem Bridgette Moore
Gary Nordquist, City Manager

From: Matthew Bassi <mbassi@cityofwildomar.org>
Sent: Wednesday, January 20, 2021 10:14 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Cc: Bridgette Moore <bmoore@cityofwildomar.org>; Gary Nordquist <gnordquist@cityofwildomar.org>; Dan York <dyork@cityofwildomar.org>
Subject: FW: CUP 200027 & DA 2000012 - CANNABIS PROPOSAL
Importance: High

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Timothy,
Again thank you for sending us this proposal to make a final review. I looked over the attachments and revised plans and they look fine. We only request a couple of things from the County as follows:

1. Can you send out CUP public hearing notices to property owners within 1,000' instead of 300'. This will better notify our residents who live in close proximity to the cannabis business; and
2. We would like to see a condition placed on the project that restricts vehicular movement from and onto Corydon (at the driveway) as a "right-in & right-out" only. This would relieve our concerns of potentially higher increased traffic collisions from the increased business activity.

Please also include the city in all future noticing for this CUP. Let me know your thoughts on the above. Thanks.

Matthew C. Bassi
Planning Director

City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951-677-7751 x213

City Hall Hours:
Monday - Thursday
8:00 a.m. - 5:00 p.m.

Please note that email correspondence with the City of Wildomar, along with attachments, may be subject to the California Public Records Act, and therefore, may be subject to disclosure unless otherwise exempt.

From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Wednesday, January 13, 2021 10:45 AM
To: Matthew Bassi <mbassi@cityofwildomar.org>
Cc: Bridgette Moore <bmoore@cityofwildomar.org>; Gary Nordquist <gnordquist@cityofwildomar.org>;

Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>

Subject: RE: CUP 200027 & DA 2000012 - CANNABIS PROPOSAL

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Good Morning Mathew,

This project submitted for its 2nd round of comments and review just before the holidays.

Please see their attached “response to comments” for the city.

Please let me know as soon as you can if you have any further questions or concerns with this project, CUP200027.

I am working on the Staff Report and project package. The applicant is looking to get to a public hearing within the next month or two and I would like to have this project address any of the cities concerns, to the best of their abilities and per County ordinances, as we can.

Let me know if you need anything further from me. I look forward to hearing from you.

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

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Service Planning Letter # 3428-0

February 17, 2021
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530
Phone: (951) 674-3146 ~ Fax: (951) 674-7554

Description: IE Garden Cannabis	Zoning: Commercial
Address: 19980 Grand Ave, Suite B & G	# of Lots: 1
City: Lake Village (County) State: CA Zip: 92530	Acreage: <1
APN: 370-310-007	Tract Map:
Phone: 951-287-8518	Pressure Zone:
Email: joshua@jdnattorney.com	

Nagger Law
277 E. 4th St Suite F PMB 106
perris, CA 92570
Attn: Joshua Nagger

Will Serve Fees Paid: \$340.00
Paid Date: 10/30/2020
Check / Receipt #: 471470

Elsinore Valley Municipal Water District (“EVMWD”) has determined that water and sewer is available to serve the above referenced project based on the information provided. This determination of water & sewer availability shall remain valid for two years from the date of this letter. If the construction of the project has not commenced within this two year time frame, EVMWD will be under no further obligation to serve the project unless the developer receives an updated letter from EVMWD reconfirming water and sewer availability. EVMWD reserves the right to re-evaluate, revise, and update the Service Planning Letter at any time. EVMWD considers the conditions to have expired, automatically, two years from the date of issuance of the Letter, (Section 3903. C EVMWD Administrative Code). EVMWD will provide such potable water at such pressure as may be available from time to time as a result of its normal operations. Installation of facilities through developer funding shall be made in accordance with the current EVMWD Standards and Administration Code. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to booster pumps, in addition to the cost of mainlines and services. EVMWD will provide more specific information regarding special facilities and fees after submittal of your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by EVMWD.

If you have any questions regarding the above, please contact me at (951) 674-3146 Ext. 8427

Authorized by:  Date: 02/17/2021



RECEIVED

OCT 30 2020

E. V. M. W. D. CUSTOMER SERVICE

COMMERCIAL/INDUSTRIAL
ELSNORE VALLEY MUNICIPAL WATER DISTRICT
WILL SERVE & CONNECTION FEE APPLICATION

GENERAL INFORMATION
Date of Application: October 26, 2020
Agency Requesting Letter: Lake Elsinore, Riverside Co., Joshua D. Naggar, Attorney at Law
Preferred Delivery Method of Completed Will Serve (Check One): [] Pickup at District Offices [x] Email to (Circle one): Owner/Developer Representative [] Mail to (Circle one): Owner/Developer Representative

CONTACT INFORMATION
Owner/Developer
Contact Name: Joshua D. Naggar, Attorney at Law
Business Name: I.E. Gardens 2, Inc
Mailing Address: 4164 N. Perris Blvd. Unit C City: Perris State: CA Zip: 92571
Email: Joshua@JDNAAttorney.com Telephone: (951) 287 8518 Ext.
Representative for Owner/Developer (or) Engineering Firm, if applicable
Contact Name: Joshua D. Naggar, Attorney at Law
Business Name: NaggarLaw Business Type: Law office
Mailing Address: 277 E. 4th St., Ste. F, PMB 106 City: Perris State: CA Zip: 92570
Email: Joshua@JDNAAttorney.com Telephone: (951) 287 8518 Ext.

PROJECT INFORMATION
Property Address: 19980 Grand Ave. Ste. B and G City: Lake Elsinore State: CA Zip: 92530
Assessor's Parcel Number(s): 370 310 007
Total Acres: 3
Nearest Cross Streets: Grand Ave. and Corydon Rd.
Type of Construction: [] New Construction** [x] Tenant Improvement [] New Tenant [] Change in Ownership [] Irrigation Meters
Will Serve Request for: [x] Water & Sewer [] Water Only [] Sewer Only
** REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS:
*Attach a Site Map (8.5" x 11") identifying building/suite numbers, associated square footage(s), and intended uses (i.e. office, warehouse, retail, restaurant, etc.).
*Provide Engineer's domestic & irrigation water demand calculations.
*Provide copy of Landscape Plans
A copy of the City building permit is required for all new development



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # B

Square Footage 2325

OPERATION(S) (Check all that apply.)

- | | | |
|---|---|---|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input type="checkbox"/> Restaurant, # Fixtures _____ |
| <input type="checkbox"/> Auditorium/Amusement | <input type="checkbox"/> Golf Course/Camp/Park | <input type="checkbox"/> Retail Sales/Store/Unknown |
| <input type="checkbox"/> Auto Detail/Wash, Type _____ | <input type="checkbox"/> Health Spa | <input type="checkbox"/> RV Camp With Sewer Hookups, # Sites _____ |
| <input type="checkbox"/> Auto Sales/Repair | <input type="checkbox"/> Hospital | <input type="checkbox"/> School |
| <input type="checkbox"/> Auto Service/Repair | <input type="checkbox"/> With Showers, # Rooms _____ | <input type="checkbox"/> With Cafeteria and Showers, # Students _____ |
| <input type="checkbox"/> Bar, # Seats _____ | <input type="checkbox"/> Without Showers, # Rooms _____ | <input type="checkbox"/> Cafeteria without Showers, # Students _____ |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats _____ | <input type="checkbox"/> Hotel/Motel/Rooming House, # Rooms _____ | <input type="checkbox"/> No Cafeteria, No Showers, # Students _____ |
| <input type="checkbox"/> Bowling/Skating | <input type="checkbox"/> Indoor Theater | <input type="checkbox"/> Service Shop |
| <input type="checkbox"/> Campsite (Developed) # Sites _____ | <input type="checkbox"/> Laundromat, # Machines _____ | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Car Wash-Tunnel Type | <input type="checkbox"/> Lumber Yard | <input type="checkbox"/> Shopping Center |
| <input type="checkbox"/> Car Wash-Wand Type | <input type="checkbox"/> Mobile Home Park, # Spaces _____ | <input type="checkbox"/> Special Events Center, # Attendance _____ |
| <input type="checkbox"/> Church | <input type="checkbox"/> Mortuary/Cemetery | <input type="checkbox"/> Supermarket |
| <input type="checkbox"/> Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterinarian |
| <input type="checkbox"/> Dentist Office | <input type="checkbox"/> Nurseries/Greeneries | <input type="checkbox"/> Warehousing |
| <input type="checkbox"/> Doctor Office | <input type="checkbox"/> Nursing Home, # Beds _____ | <input type="checkbox"/> Wholesale Outlet |
| <input type="checkbox"/> Drive-In Theater | <input type="checkbox"/> Office Building | |
| <input type="checkbox"/> Dry Cleaning | <input type="checkbox"/> Open Storage | |
| <input type="checkbox"/> Office Only, # Employees _____ | <input type="checkbox"/> Pre-School, # Students _____ | |
| <input type="checkbox"/> Plant, # Employees _____ | <input type="checkbox"/> Professional Building | |
| <input type="checkbox"/> Dry Manufacturing | | |
| <input type="checkbox"/> Other _____ | | |

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

Applicant is requesting a Will Serve Letter for the location of their cannabis retail business, located at 19980 Grand Ave., Ste. B, Lake Elsinore, CA 92530. The Applicant's operational water usage is in alignment with the basic water needs that is reasonable for a retail business, i.e., employee restroom, washing hands, typical sink usage.



PROJECT INFORMATION (continued)

Duplicate this page for each building/suite.

Building/Suite # G

Square Footage 7550

OPERATION(S) (Check all that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Animal Kennel | <input type="checkbox"/> Financial Institutions | <input type="checkbox"/> Restaurant, # Fixtures _____ |
| <input type="checkbox"/> Auditorium/Amusement | <input type="checkbox"/> Golf Course/Camp/Park | <input type="checkbox"/> Retail Sales/Store/Unknown |
| <input type="checkbox"/> Auto Detail/Wash, Type _____ | <input type="checkbox"/> Health Spa | <input type="checkbox"/> RV Camp With Sewer Hookups,
Sites _____ |
| <input type="checkbox"/> Auto Sales/Repair | <input type="checkbox"/> Hospital | <input type="checkbox"/> School |
| <input type="checkbox"/> Auto Service/Repair | <input type="checkbox"/> With Showers, # Rooms _____ | <input type="checkbox"/> With Cafeteria and Showers,
Students _____ |
| <input type="checkbox"/> Bar, # Seats _____ | <input type="checkbox"/> Without Showers, # Rooms _____ | <input type="checkbox"/> Cafeteria without Showers,
Students _____ |
| <input type="checkbox"/> Beauty/Barber Shop, # Seats _____ | <input type="checkbox"/> Hotel/Motel/Rooming House,
Rooms _____ | <input type="checkbox"/> No Cafeteria, No Showers,
Students _____ |
| <input type="checkbox"/> Bowling/Skating | <input type="checkbox"/> Indoor Theater | <input type="checkbox"/> Service Shop |
| <input type="checkbox"/> Campsite (Developed) # Sites _____ | <input type="checkbox"/> Laundromat, # Machines _____ | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Car Wash-Tunnel Type | <input type="checkbox"/> Lumber Yard | <input type="checkbox"/> Shopping Center |
| <input type="checkbox"/> Car Wash-Wand Type | <input type="checkbox"/> Mobile Home Park, # Spaces _____ | <input type="checkbox"/> Special Events Center,
Attendance _____ |
| <input type="checkbox"/> Church | <input type="checkbox"/> Mortuary/Cemetery | <input type="checkbox"/> Supermarket |
| <input type="checkbox"/> Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterinarian |
| <input type="checkbox"/> Dentist Office | <input type="checkbox"/> Nurseries/Greeneries | <input type="checkbox"/> Warehousing |
| <input type="checkbox"/> Doctor Office | <input type="checkbox"/> Nursing Home, # Beds _____ | <input type="checkbox"/> Wholesale Outlet |
| <input type="checkbox"/> Drive-In Theater | <input type="checkbox"/> Office Building | |
| <input type="checkbox"/> Dry Cleaning | <input type="checkbox"/> Open Storage | |
| <input type="checkbox"/> Office Only, # Employees _____ | <input type="checkbox"/> Pre-School, # Students _____ | |
| <input type="checkbox"/> Plant, # Employees _____ | <input type="checkbox"/> Professional Building | |
| <input type="checkbox"/> Dry Manufacturing | | |
| <input checked="" type="checkbox"/> Other <u>Cultivation-Cannabis</u> | | |

Provide a detailed description of the type of manufacturing, business processes, production, or service activities proposed for this site. This information will be used to determine whether the proposed project will require pre-treatment of wastewater. If the project requires a Pre-Treatment Program, you will be required to contact Industrial Waste at (951) 674-3146 Ext. 8326, before a Will Serve will be issued.

Applicant is requesting a Will Serve Letter for the location of their cannabis cultivation business, located at 19980 Grand Ave., Ste. G, Lake Elsinore, CA 92530. Also, Applicant will be using a closed loop system, is not using pesticides and will only use organic nutrients. The Applicant's operational water usage is in alignment with the basic water needs that is reasonable for a cannabis cultivation business. Additionally, cannabis waste will be disposed of in a secured waste receptacle to safely reduce the discharge of pollutants to community sewers/water supplies.



SERVICES REQUESTED				
	SEWER	WATER		
Building/Suite #	No. of Units	Meter Type Domestic / Irrigation	Meter Size ¾" 1" 1-½" 2" 3" 4"	Backflow Required? Yes / No / Not applicable
Suite B	Existing	Existing	1.5	Existing
Suite G	Existing	Existing	1.5	Existing

If you require more information please contact Engineering at (951) 674-3146 Ext. 8427

ENGINEERING FEES (EVMWD Administrative Code, Section 2600)	
SERVICE AVAILABILITY LETTERS	
Tract & Commercial Development	\$340.00

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

FOR EVMWD USE ONLY	Fees Due: _____	Reviewed by: _____
	Reimbursements: <input type="checkbox"/> Yes <input type="checkbox"/> No	Reimbursement #(s) _____
	Date Payment Received: _____	Receipt No.: _____ CK: _____
	Date Received by Engineering: _____	Division: _____
	Will Serve #: _____	WO#: _____ <input type="checkbox"/> GIS <input type="checkbox"/> Log <input type="checkbox"/> CIPAce
	Previous Account#: _____	Meter Size: _____ Pressure Zone: _____

Mail application form with appropriate fee to: EVMWD, P.O. Box 3000, Lake Elsinore, CA 92531-3000.
 For questions, please contact Engineering at (951) 674-3146 Ext. 8427 or email Development@evmwd.net.
Please allow up to 20 working days for processing once the completed application has been accepted by the District.



RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): I.E. Gardens 2, Inc.			
Contact Person:	Joshua <i>First Name</i>	Daniel <i>Middle Name</i>	Naggar <i>Last Name</i>
E-mail Address:	Joshua@jdnattorney.com		
Mailing Address:	277 <i>Street Number</i>	East 4th. PMB 106 <i>Street Name</i>	F <i>Unit or Suite</i>
	Perris <i>City</i>	CA <i>State</i>	92570 <i>Zip Code</i>
Daytime Phone No.:	9512878518	Mobile Phone No.:	3104338971

Engineer/Representative Contact, if any:			
Contact Person:	<i>First Name</i>	<i>Middle Name</i>	<i>Last Name</i>
E-mail Address:			
Mailing Address:	<i>Street Number</i>	<i>Street Name</i>	<i>Unit or Suite</i>
	<i>City</i>	<i>State</i>	<i>Zip Code</i>
Daytime Phone No.:			Mobile Phone No.:

Property Owner Contact: A & A Property Investments LLC			
Contact Person:	Shade <i>First Name</i>	<i>Middle Name</i>	Awad <i>Last Name</i>
E-mail Address:	Shade1979@hotmail.com		
Mailing Address:	10120 <i>Street Number</i>	Via Pescadero <i>Street Name</i>	<i>Unit or Suite</i>
	Moreno Valley <i>City</i>	CA <i>State</i>	92557 <i>Zip Code</i>
Daytime Phone No.:	909-534-5522	Mobile Phone No.:	909-534-5522

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

370-310-007

Approximate Gross Acreage: **3**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

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

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is 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

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The 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. The 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.

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. 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.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the 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 Applicant or Property Owner information changes.

I.E. Gardens 2, Inc.

Printed Name of Applicant


Signature of Applicant

8-25-2020

Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are <u>NOT</u> required for the following applications or requests:	
Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

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, County personnel, or its agents, may enter the subject property 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.


AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application 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. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

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 Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; 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.

Applicant-Property Owner Signature Form

A & A Property Investments LLC <i>Printed Name of Property Owner</i>	 <i>Signature of Property Owner</i>	8.27.2020 <i>Date Signed</i>
 <i>Printed Name of Property Owner</i>	 <i>Signature of Property Owner</i>	 <i>Date Signed</i>

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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.
- 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.

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 facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	
	370-310-007
Approximate Gross Acreage:	3

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

201504110342

LLC-1 **Articles of Organization of a Limited Liability Company (LLC)**

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California

FEB 09 2015

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/ba/filing-llcs.htm.

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① A&A PROPERTY INVESTMENTS LLC

Proposed LLC Name

The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/ba/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 10120 VIA PESCADERO MORENO VALLEY CA 92557
Initial Street Address of Designated Office in CA - Do not list a P.O. Box City (no abbreviations) State Zip

b. _____
Initial Mailing Address of LLC, if different from 3a City (no abbreviations) State Zip

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. SHADE A AWAD

Agent's Name

b. 10120 VIA PESCADERO MORENO VALLEY CA 92557
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box City (no abbreviations) State Zip

Management (Check only one.)

⑤ The LLC will be managed by:

- One Manager More Than One Manager All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Organizer - Sign here

SHADE A AWAD

Print your name here

Make check/money order payable to: Secretary of State
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1600 11th Street, 3rd Floor
Sacramento, CA 95814



**Secretary of State
Statement of Information
(Limited Liability Company)**

LLC-12

20-C65598

FILED

In the office of the Secretary of State
of the State of California

JUL 02, 2020

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form.

Filing Fee – \$20.00

**Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees**

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

A&A PROPERTY INVESTMENTS LLC

2. 12-Digit Secretary of State File Number

201504110342

3. State, Foreign Country or Place of Organization (only if formed outside of California)

CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 19069 van buren blvd 114-200	City (no abbreviations) riverside	State CA	Zip Code 92508
b. Mailing Address of LLC, if different than Item 4a 19069 van buren blvd 114-200	City (no abbreviations) riverside	State CA	Zip Code 92508
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 19069 van buren blvd 114-200	City (no abbreviations) riverside	State CA	Zip Code 92508

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a shade awad			
c. Address 19069 van buren blvd 114-200	City (no abbreviations) riverside	State CA	Zip Code 92508

6. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) shade	Middle Name	Last Name awad	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 19069 van buren blvd 114-200	City (no abbreviations) riverside	State CA	Zip Code 92508

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b
--

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company rental property

8. Chief Executive Officer, if elected or appointed

a. First Name shade	Middle Name	Last Name awad	Suffix
b. Address 19069 van buren blvd 114-200	City (no abbreviations) riverside	State CA	Zip Code 92508

9. The information contained herein, including any attachments, is true and correct.

07/02/2020

shade awad

rental

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []



**Attachment to
Statement of Information
(Limited Liability Company)**

**LLC-12A
Attachment**

20-C65598

A. Limited Liability Company Name
A&A PROPERTY INVESTMENTS LLC

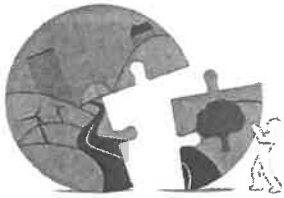
This Space For Office Use Only

B. 12-Digit Secretary of State File Number
201504110342

C. State or Place of Organization (only if formed outside of California)
CALIFORNIA

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name ANALEIBIA	Middle Name	Last Name awad	Suffix
Entity Name			
Address 19069 van buren blvd 114-200		City (no abbreviations) riverside	State CA
		Zip Code 92508	
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
		Zip Code	
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
		Zip Code	
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
		Zip Code	
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
		Zip Code	
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
		Zip Code	
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
		Zip Code	



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT AGREEMENT
SUPPLEMENTAL INFORMATION FORM

DEVELOPMENT AGREEMENT PROPOSAL:

CHECK ONE AS APPROPRIATE:

<input type="checkbox"/> Residential	<input type="checkbox"/> Solar
<input type="checkbox"/> Commercial/Industrial	<input checked="" type="checkbox"/> Cannabis

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Development Agreement.

Applicant applies for a commercial cannabis cup in order to operate cannabis retail, indoor cultivation (5k sq. ft. canopy), and processing/distribution on the subject premises (aka a State of CA micro-business).

Premises is zoned C-1/C-P.

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

Applicant is leasing the property from the owner. Attached Applicant-Property Owner Signature form.

*NOTE: ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

DEVELOPMENT AGREEMENT SUPPLEMENTAL INFORMATION FORM

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

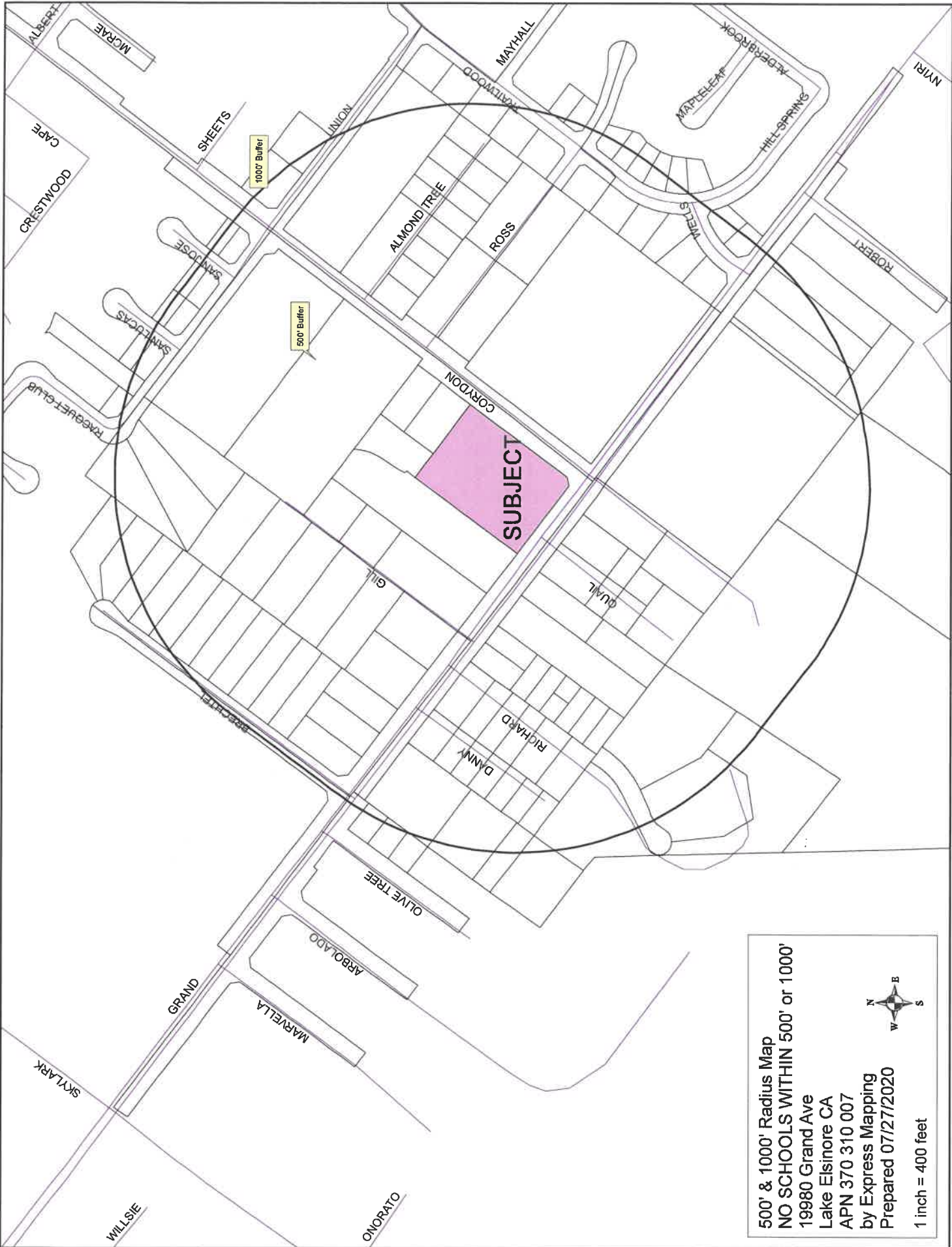
Property is owned by A & A Property Investments LLC. CEO Managing Member: Shade Awad. Corp. Docs attached to the Applicant Property Owner Signature Form.

STEP 2: This completes the required information on this Development Agreement Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

Filing Instructions for a Development Agreement

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_DA.docx
Created: 07/01/2015 Revised: 03/04/2020



500' & 1000' Radius Map
NO SCHOOLS WITHIN 500' or 1000'
19980 Grand Ave
Lake Elsinore CA
APN 370 310 007
by Express Mapping
Prepared 07/27/2020



1 inch = 400 feet

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 200027 and DEVELOPMENT AGREEMENT NO. 2000012 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – CEQ200063 – Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Naggar – Engineer/Representative: Joshua Naggar and Shade Awad – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Grand Avenue, westerly of Corydon Road, southerly of Union Street, and easterly of Gill Lane – 2.97 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would reside within Units B and G, totaling 9,875 sq. ft., within the existing 24,213 sq. ft. commercial building for the shopping center. Unit B would consist of 2,325 sq. ft. for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sq. ft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sq. ft. for packaging and deliveries; all totaling 7,550 sq. ft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. The associated Development Agreement No. 2000012 (DA2000012), has a term of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. APN: 370-310-007.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 24, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner: Tim Wheeler at (951) 955-6060 or email at 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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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 January 27, 2021,

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

APN (s) or case numbers CUP200027 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

370310008
1ST STEP PROP
6700 NOAH AVE
BAKERSFIELD CA 93308

370171002
DENNIS J. ELTON
32800 CORYDON ST
WILDOMAR CA 92595

370171010
LEONEL FUENTES GONZALES
32840 ALMOND TREE LN
WILDOMAR CA 92595

370171016
VINCE WARINO
15009 DOMART AVE
NORWALK CA 90650

370171024
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

370171004
JOSHUA FLORES
32810 ALMOND TREE LN
WILDOMAR CA 92595

370171017
JEFFREY A. MCELRATH
20995 ALAMEDA DEL MONTE
WILDOMAR CA 92595

370203001
JOSE DE JESUS PEREZ
19781 GRAND AVE
LAKE ELSINORE CA 92530

370210002
TIMOTHY RAYMOND SIGLER-SMALZ
19817 GRAND AVE
LAKE ELSINORE CA 92530

370210017
ISIDRO GARCIA
1186 S A ST
PERRIS CA 92570

370210038
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

370441001
STEPHANIE L. RIVAS
32965 WELLS PL
WILDOMAR CA 92595

370441002
TONY CARLOS QUESADA
32935 WELLS PL
WILDOMAR CA 92595

370220003
ROGER K. JAMES
17206 BETTY PL
CERRITOS CA 90703

370451001
LEONARD REVOCABLE LIVING TRUST DATED
32845 TRAILWOOD CT
WILDOMAR CA 92595

370300017
RAMON FERNANDEZ HUARACHA
P O BOX 6967
LAGUNA NIGUEL CA 92607

370300034
GIY KEMPTON
32904 BRECHTEL ST
LAKE ELSINORE CA 92530

370300038
JOEL MONTANO GONZALEZ
32870 BRECHTEL ST
LAKE ELSINORE CA 92530

370300042
STEVE JOHN FELTS
32810 BRECHTEL ST
LAKE ELSINORE CA 92530

370400046
TIMOTHY LEE TALBERT
32740 CORYDON ST
WILDOMAR CA 92595

370541036
RIVERSIDE COUNTY FLOOD CONTROL &
1995 MARKET ST
RIVERSIDE CA 92501

370442028
KENNETH SANZOTERA
32872 TRAILWOOD CT
WILDOMAR CA 92595

370442029
OFELIA GARZA
32860 TRAILWOOD CT
WILDOMAR CA 92595

370441003
MORRIS FAMILY TRUST DATED 10/1/2007
31115 LANCASHIRE DR
LAKE ELSINORE CA 92530

370441004
DAN NAYLOR
32875 TRAILWOOD CT
WILDOMAR CA 92595

370443017
RAY L. MOORE
32970 WELLS PL
WILDOMAR CA 92595

370452014
GEORGE NICHOLAS REID
32802 TRAILWOOD CT
WILDOMAR CA 92595

370441005
TIMOTHY M. TRUDEAU
32865 TRAILWOOD CT
WILDOMAR CA 92595

370442030
BRUCE LEE COPELAND
32848 TRAILWOOD CT
WILDOMAR CA 92595

370443016
BOBBY M. KOOB
32940 WELLS PL
WILDOMAR CA 92595

370442031
CHRISTOPHER R. CAREY
32836 TRAILWOOD CT
WILDOMAR CA 92595

370451003
RICHARD G. MILLER
32791 TRAILWOOD CT
WILDOMAR CA 92595

370451004
HOWARD A. SMITH
514 GRANITE VIEW LN
SPRING VALLEY CA 91977

370171006
GAYLOND EUGENE CONDUCT
32814 ALMOND TREE LN
WILDOMAR CA 92595

370210009
NICK SAUNDERS
937 DOLLY
LAKE ELSINORE CA 92530

370210012
VASKEN SARKISIAN
33821 JOANNE CT
WILDOMAR CA 92595

370210032
SERGIO RODRIGUEZ
19925 GRAND AVE
LAKE ELSINORE CA 92530

370210040
ERICK SANCHEZ
19977 GRAND AVE
LAKE ELSINORE CA 92530

370210046
THOMAS M. MCDADE
33130 RICHARD ST
LAKE ELSINORE CA 92595

370210047
ELEANOR LORETTA FEARS
33070 RICHARD ST
LAKE ELSINORE CA 92530

370210049
KEVIN M. DRUHE
19815 GRAND AVE
LAKE ELSINORE CA 92530

370210053
MELVIN LEE CAPPS
13261 BARNETT WAY
GARDEN GROVE CA 92843

370220004
MARY H. ROBERTS
6910 APOLLO DR
ANCHORAGE AK 99504

370300019
AMPARO ARANA
32905 GILL LN
LAKE ELSINORE CA 92530

370300021
DARREL V. VELJKOVIC
32955 GILL LN
LAKE ELSINORE CA 92530

370300022
TERRY FRANCIS FOWLER
19850 GRAND AVE
LAKE ELSINORE CA 92530

370300036
FREDDY MORALES ARIAS
32888 BRECHTEL ST
LAKE ELSINORE CA 92530

370300037
ANDREW DUNN
32880 BRECHTEL ST
LAKE ELSINORE CA 92530

370310002
ACACIA VILLAS ASSISTED LIVING
991 LOMAS SANTA FE C143
SOLANA BEACH CA 92075

370310014
TARNER MARK H
6700 NOAH AVE
BAKERSFIELD CA 93308

370300039
MELVIN K. FRANKLIN
32874 BRECHTEL ST
LAKE ELSINORE CA 92530

370300041
JOSE A. SUASNAVAR
32834 BRECHTEL ST
LAKE ELSINORE CA 92530

370310007
A & A PROP INV
19980 GRAND AVE
LAKE ELSINORE CA 92530

370171009
PAUL JOSEPH NIEHOUSE
P O BOX 189
WILDOMAR CA 92595

370171012
JOSHUA GODDARD
32836 ALMOND TREE LN
WILDOMAR CA 92595

370171013
JAMES ANTHONY STRAHAN
32834 ALMOND TREE LN
WILDOMAR CA 92595

370171015
JEFFREY MCELRATH
20995 ALAMEDA DEL MONTE
WILDOMAR CA 92595

370210004
GILDARDO SERNA REYNA
19911 GRAND AVE
WILDOMAR CA 92595

370210005
ANANIAS PAUL T
39167 MIMOSA DR
MURRIETA CA 92563

370210044
BRUCE A. MACLACHLAN
19985 GRAND AVE
LAKE ELSINORE CA 92530

370210058
JUAN CARRILLO
19974 QUAIL TR
LAKE ELSINORE CA 92530

370210065
CHUCK ALAN ADAMS
33100 DANNY LN
LAKE ELSINORE CA 92530

370310009
MARK H. TARNER
6700 NOAH AVE
BAKERSFIELD CA 93308

370210010
TIMOTHY SMITH
34216 QUAIL CREEK LN
WILDOMAR CA 92595

370210011
DONALD MICHAEL KARN
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

370210019
CAMELIA Y. ELIAS
619 N GRAMERCY PL
LOS ANGELES CA 90004

370210037
SHAHRAM GHANEM
3311 E MENDEVILLE PLACE
ORANGE CA 92867

370210039
YASMIN SANCHEZ
19971 GRAND AVE
LAKE ELSINORE CA 92530

370220001
BONGIOVANNI CONSTRUCTION CO
P O BOX 2414
PLS VRDS PNSL CA 90274

370300023
RICHARD C. KELLOGG
32765 SEXTON ST
WILDOMAR CA 92595

370300033
EL MAR DRIVE
23783 EL TORO RD
LAKE FOREST CA 92630

370541033
SCOTT EDWARD JAMESON
32650 SAN JOSE ST
LAKE ELSINORE CA 92530

370541034
DAVID S. VINCENT
32660 SAN JOSE
LAKE ELSINORE CA 92530

382140002
WON MEDITATION CENTER
19993 GRAND AVE
LAKE ELSINORE CA 92530

370310015
PETER J. LEONARDO
P O BOX 1254
WILDOMAR CA 92595

370442027
LORENZO CANIZALES
32884 TRAILWOOD CT
WILDOMAR CA 92595

370451005
LOUIE M. HERNANDEZ
32767 TRAILWOOD CT
WILDOMAR CA 92595

370203003
OROZCO A. FUENTES PABLO
33040 OLIVE TREE LN
LAKE ELSINORE CA 92530

370210054
DAHLGREN JOHN & EILEEN 1996 TRUST
29979 ROBBIE LN
VISTA CA 92084

370210061
JACK LEE HEARN
33208 LORIMER ST
LAKE ELSINORE CA 92530

370220002
BONGIOVANN CONSTRUCTION CO
P O BOX 2414
PLS VRDS PNSL CA 90274

370220005
LAUNI DIMAGGIO
20137 GRAND AVE
WILDOMAR CA 92595

370300003
GUADALUPE GUZMAN SANCHEZ JOSE
19846 GRAND AVE
LAKE ELSINORE CA 92530

370210013
MARTIN L. MACDONALD
33080 DANNY LN
LAKE ELSINORE CA 92530

370210020
JANIE M. LOESCH
33121 DANNY LN
LAKE ELSINORE CA 92530

370210021
GILBERT MIRANDA
33141 DANNY LN
LAKE ELSINORE CA 92530

370210034
MARTHA CAMARENA GRABEL
32166 CALLESITO FADRIQUE
TEMECULA CA 92592

370210055
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

370300043
HILL JANA REVOCABLE LIVING TRUST DATED
32784 BRECHTEL ST
LAKE ELSINORE CA 92530

370310005
WILLIAM H. MAYVILLE
32885 CORYDON ST
LAKE ELSINORE CA 92530

370300002
MANUEL BOTELLO
19840 GRAND AVE
LAKE ELSINORE CA 92530

370451002
THOMAS F. SCARRY
32803 TRAILWOOD CT
WILDOMAR CA 92595

370300018
HUY NGOG NGUYEN
19308 ABIGAIL WAY
PFLUGERVILLE TX 78660

370300024
FREDDY A. ZAMBRANA
39551 CALLE DE COMPANERO
MURRIETA CA 92562

370300035
MAUREEN E. ELLIOTT
32890 BRETCHTEL ST
LAKE ELSINORE CA 92530

370300040
AARON RUBIO CORTEZ
32846 BRECHTEL ST
LAKE ELSINORE CA 92530

370300044
HILDA LOUISE FOX
32766 BRECHTEL ST
LAKE ELSINORE CA 92530

370171003
TONY L. MCCASHEN
32808 ALMOND TREE LN
WILDOMAR CA 92595

370171007
EVANS ROAD
20480 STARFIRE CT
MURRIETA CA 92562

370171011
SHIRLENE P. ORR
PO BOX 483
MURRIETA CA 92564

370210052
MARY J. MILLER
33050 RICHARD ST
LAKE ELSINORE CA 92530

370300030
ZAMBRANA TERESA
39551 CALLE DE COMPANERO
MURRIETA CA 92562

370541021
BILL HERNANDEZ
32665 SAN JOSE
LAKE ELSINORE CA 92530

370171005
CHRISTIAN COVARRUBIAS
32812 ALMOND TREE LN
WILDOMAR CA 92595

370171014
MARIAN JOYCE COWLES
2253 W ONZA AVE
MESA AZ 85202

370203002
EFREN GONZALEZ AVILA
33026 OLIVE TREE LN
LAKE ELSINORE CA 92530

370210016
ISIDRO GARCIA
1186 SOUTH A ST
PERRIS CA 92570

370210035
SARA SANDOVAL
25050 MADISON AVE STE 101
MURRIETA CA 92562

370210036
JACK ERNANDES
4708 FIR AVE
SEAL BEACH CA 90740

370210050
PATRICIA KATHLEEN LARRABEE
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Attn: Planning Department

City of Wildomar
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Wildomar, CA 92595
Attn: Matthew Bassi-Planning Director



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
TLMA Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: CUP200027 / DA2000012

Project Location: In the unincorporated area of Riverside County, more specifically located north of Grand Avenue, west of Corydon Road, south of Union Street, east of Gill Lane

Project Description: Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and Retail Sales within an existing shopping center. The Cannabis Microbusiness would be located within Units B and G, totaling 9,875sqft., within the existing 24,213 sqft. commercial building for the shopping center. Unit B would consist of 2,325sqft for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300sqft. with flower rooms, a hanging room, and a veg room and the distribution area at 250sqft for packaging and deliveries; all totaling 7,550 sqft. The cannabis microbusiness facility would use 14 parking spaces within the existing 180 parking spaces provided by the existing commercial shopping center. The project would update the existing commercial shopping center with landscaping, signage and paint the exterior of the entire commercial shopping center building. Development Agreement No. 2000012. The associated development agreement (DA2000012) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027, and will provide community benefits to the Elsinore Area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: I. E. Gardens 2, Inc. 19980 Grand Avenue, Suite B Lake Elsinore, CA 92530

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061(b)(3), Section 15301, and Section 15303)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061(b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a microbusiness cannabis facility which includes indoor cultivation not exceeding 10,000 square feet, distribution, and retail, that is being proposed to be a part of the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use (a shopping center) and will not result in any additional impacts related to traffic, air quality, or public safety, beyond what would occur at the commercial retail establishment for which the subject building was originally constructed and entitled. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts that would occur via the Change of Zone that would alter the potentially permitted uses on the site since the change in permitted uses would still have to fit within the current physical context of the site and building on it. In addition, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which provides: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing commercial uses (a shopping center) at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structure and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted building, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures and would only propose minor modifications such as demolition of interior partitions, floors, plumbing, and electrical conveyance, as well as paint and signage, and would only change to commercial tenant occupancy of the existing commercial shopping center that was original entitled in 1987 and built by permits in 1988. The other tenants within the existing commercial shopping center have applied for the same type of permits and made the same type of improvements for their propose uses, i.e. mini-market, restaurant, nail salon, donut shop. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures).

In addition, the project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location, thus, no potentially significant environmental impacts are anticipated to occur. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. Moreover, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner

Based upon the identified exemptions above, the County of Riverside hereby concludes that the Project would not have a significant effect on the environment and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.
